



483, Bexhill Road, St. Leonards-On-Sea, TN38 8AT

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Price £260,000

PCM Estate Agents are delighted to offer an opportunity to secure this EXTENDED THREE BEDROOM, THREE RECEPTION ROOM, SEMI-DETACHED HOUSE with LARGE SOUTHERLY FACING REAR GARDEN and OFF ROAD PARKING located at the rear.

The property offers spacious accommodation throughout comprising an entrance hallway, lounge, KITCHEN-DINER, additional SITTING ROOM and STUDY, whilst to the first floor are THREE BEDROOMS one of which enjoys SEA VIEWS, and a SHOWER ROOM. A particular feature of this property is its LARGE REAR GARDEN which extends to approximately 300ft (unverified) and also has the benefit of OFF ROAD PARKING to the rear, accessed via a private road.

Located within a sought-after region of West St Leonards, within easy reach of the seafront in addition to Bexhill & Hastings, both with a range of local schooling facilities. The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Door to:

HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator, wall mounted thermostat control.

LOUNGE

15'7 max x 10'10 max (4.75m max x 3.30m max)
Double glazed bay window to front aspect, radiator.

KITCHEN-DINER

16'8 max x 10'7 max (5.08m max x 3.23m max)
Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for fridge freezer, space and plumbing for dishwasher, stainless steel inset sink with mixer tap, ample space for dining table and chairs, radiator, door to:

SITTING ROOM

10' x 9'6 (3.05m x 2.90m)
Double glazed sliding patio doors to rear aspect, double glazed window to rear aspect overlooking the garden.

STUDY

9'8 x 5'8 (2.95m x 1.73m)
Double glazed window to rear aspect, radiator.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

15'7 max x 10'3 (4.75m max x 3.12m)
Double glazed bay window to front aspect, radiator.

BEDROOM

10'11 x 10'8 (3.33m x 3.25m)
Double glazed window to rear aspect enjoying sea views, radiator.

BEDROOM

9'2 x 5'11 (2.79m x 1.80m)
Double glazed window to front aspect, radiator.

SHOWER ROOM

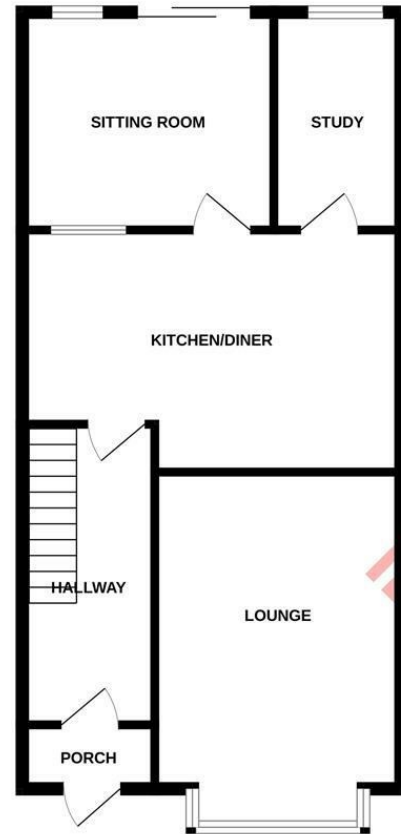
Walk in double shower, dual flush wc, wash hand basin, part tiled walls, radiator, double glazed obscured window to rear aspect.

REAR GARDEN

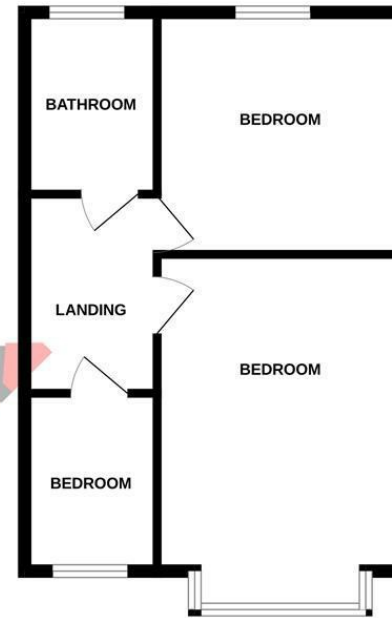
A particular feature of this property is its large rear garden which enjoys a southerly aspect. The garden extends to approximately 300ft (unverified) and is mainly laid to lawn with multiple patio areas, whilst towards the end of the garden is an area of hard-standing providing off road parking and gated access via a private road.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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