



ESTATE AGENTS

**13, Coventry Road, St. Leonards-On-Sea, TN38
9ET**

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Price £315,000

PCM Estate Agents welcome to the market a RARE & EXCITING OPPORTUNITY to acquire this THREE STOREY SEMI-DETACHED THREE BEDROOM HOUSE with OFF ROAD PARKING and a LOVELY GARDEN , positioned on this sought-after road within St Leonards.

The property benefits from gas central heating, double glazing and accommodation comprising a welcoming entrance hall, LOUNGE with OPEN WORKING FIRE, separate DINING ROOM leading out to a BALCONY with access and views onto the garden below, and a WELL-EQUIPPED KITCHEN. To the lower floor there is an ADDITIONAL LIVING SPACE with SNUG/ PLAYROOM, SUN ROOM and UTILITY, whilst to the first floor there are THREE GOOD SIZED BEDROOMS and a bathroom.

Conveniently positioned within easy reach of amenities within St Leonards, including popular schooling establishments. Viewing comes highly recommended, please call the owners agents now to book your appointment and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, double glazed windows to side aspect, doors opening to:

LOUNGE

13'2 x 11'7 narrowing to 9'9 (4.01m x 3.53m narrowing to 2.97m)

Two double glazed windows to front aspect, radiator, wood flooring, fireplace with open working fire, coving to ceiling, television point.

DINING ROOM

12'4 x 9'9 (3.76m x 2.97m)

Wood laminate flooring, radiator, coving to ceiling, double glazed windows and French doors to rear aspect with views onto the garden, French doors opening to:

BALCONY

Metal balustrade for safety, steps descending to the garden.

KITCHEN

9'4 x 9'1 (2.84m x 2.77m)

Wood flooring, part tiled walls, down lights, fitted with a matching range of eye and base level cupboards and drawers with solid wood worksurfaces over, ceramic hob with double oven and grill below, inset one & ½ bowl drainer-sink unit with mixer tap, integrated dishwasher and under counter fridge, breakfast bar seating area, doorway leading to stairs descending to lower floor accommodation, wall mounted vertical radiator, double glazed window to rear aspect with views onto the garden.

LOWER FLOOR HALL

Ample storage space set beneath the stairs, cupboard, radiator, door opening to utility room and open plan to:

PLAYROOM

13'2 max x 12'1 max (4.01m max x 3.68m max)

Lighting, radiator, open plan to:

SNUG

10'9 x 6'6 (3.28m x 1.98m)

Radiator, wooden partially glazed door and wooden framed double glazed windows to rear aspect, providing access into and overlooking the sun room, further door to:

DOWNSTAIRS WC

Low level wc, wash hand basin.

SUN ROOM

9'6 x 9'2 max (2.90m x 2.79m max)

Double glazed window to side and rear elevations, double glazed door to garden, tiled flooring.

UTILITY ROOM

9'1 max x 9'5 max (2.77m max x 2.87m max)

Fitted with a range of eye and base level cupboards and drawers, worksurfaces, inset sink, space and plumbing for washing machine, space for tumble dryer, built in cupboard housing the boiler, down lights, double glazed door opening to the rear garden.

FIRST FLOOR LANDING

Loft hatch with pull down ladder to an insulated and boarded loft space, large storage cupboard, double glazed window to side aspect, doors to:

BEDROOM

12'1 into bay x 11'1 (3.68m into bay x 3.38m)

Freestanding wardrobes incorporated within the sale, coving to ceiling, radiator, wood flooring, double glazed window to front aspect.

BEDROOM

12' x 11'2 (3.66m x 3.40m)

Fitted wardrobed, coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

8'6 x 7'4 (2.59m x 2.24m)

Wood flooring, radiator, double glazed window to front aspect.

BATHROOM

Comprising a panelled bath with mixer tap and shower attachment, separate corner walk-in shower enclosure with air style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, heated towel rail, part tiled walls, tile effect wood flooring, extractor for ventilation, two double glazed windows with obscured glass to rear aspect for privacy.

OUTSIDE - FRONT

Block paved drive providing off road parking with level access to front door, steps and pathway to front door.

REAR GARDEN

Accessible via the utility, sun room and the dining room. Expansive with various seating areas to eat al-fresco and entertain, two stone patio's, block paved patio, decked patio, wooden shed, lawned area, established planted borders, outside water tap, access down the side elevation to the front.

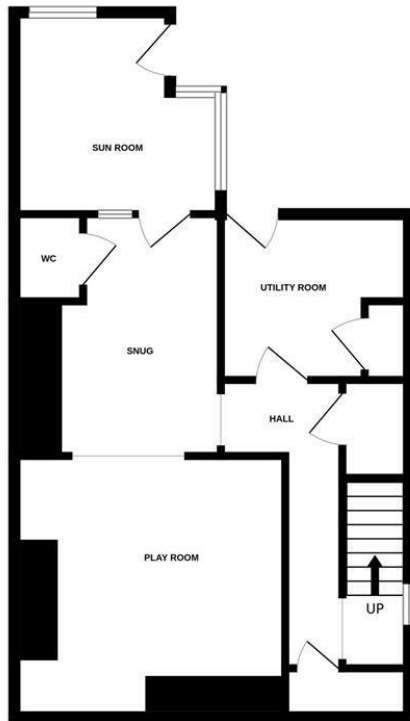
Council Tax Band: C







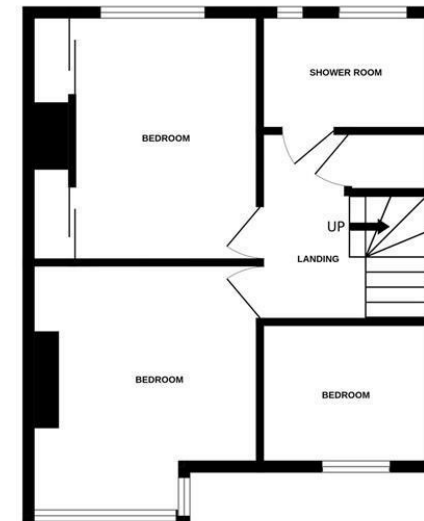
BASEMENT



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.