



ESTATE AGENTS

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Offers In The Region Of £850,000

**** HOUSE WITH ANNEXE ****

PCM Estate Agents are thrilled to introduce a TRULY EXCEPTIONAL opportunity to acquire a CHARMING OLDER STYLE DETACHED FAMILY HOME, offering FIVE SPACIOUS BEDROOMS and a captivating ADJOINING TWO BEDROOM ANNEXE. Nestled on a highly desirable road in the sought-after region of St. Leonard's, this delightful residence is set within a GENEROUS GARDEN and offers OFF ROAD PARKING .

Upon entering, you are greeted by a welcoming entrance hall, flanked by a GENEROUS LIVING ROOM and a SEPARATE DINING ROOM with beautiful FRONT-FACING VIEWS. The upper floor accommodation, in particular, benefits from LOVELY VISTAS over Albany Road and out to the sea. At the rear, a well-appointed KITCHEN-BREAKFAST ROOM alongside a UTILITY AREA and a convenient DOWNSTAIRS WC, provides a perfect blend of practicality and charm. The annex is easily accessible from the hall, offering flexible accommodation.

Upstairs, the home reveals FIVE INVITING BEDROOMS, including a principal suite with EN-SUITE facilities, complemented by a family bathroom. Throughout, the property benefits from gas central heating and double glazing, seamlessly balancing MODERN COMFORT with PERIOD ELEGANCE.

The SELF-CONTAINED ANNEXE is equally well-designed, featuring a LOUNGE-DINING ROOM, a MODERN KITCHEN, TWO BEDROOMS, a SHOWER ROOM and an additional WC, ideal for multi-generational living or a home office.

This DOUBLE FRONTED PROPERTY, with its attractive façade, is set within a level, FAMILY FRIENDLY GARDEN, complete with a patio and a lawn, perfect for children and gatherings.

Early viewing is highly recommended, please contact the agent to arrange your visit.

PRIVATE FRONT DOOR

Leading to:

PORCH

Double glazed windows either side and further wooden partially glazed door opening to:

L SHAPED ENTRANCE HALL

Stairs rising to upper floor accommodation, adjoining door to the self-contained annexe, two radiators, partially wood panelled walls, further doors to:

LIVING ROOM

21' into bay x 14'3 (6.40m into bay x 4.34m)

High ceilings with cornicing, wall lighting, exposed wooden floorboards, open working fireplace, radiator, double glazed bay window to front aspect.

DINING ROOM

15' x 15'1 (4.57m x 4.60m)

Exposed wooden floorboards, period fireplace, high ceilings with cornicing, double glazed window to front aspect.

KITCHEN-BREAKFAST ROOM

15'4 x 12'9 (4.67m x 3.89m)

Dual aspect with two double glazed pattern glass windows to side elevation and double glazed French doors to rear providing views and access onto the garden. The kitchen is fitted with a matching range of eye and base level cupboards and drawers with soft close hinges, stone countertops and matching upstands, inset ceramic one & ½ bowl drainer-sink with mixer tap, freestanding Stoves gas cooker with double oven, grill and plate warmer, space for tall fridge freezer, wood flooring, high ceiling, space and plumbing for washing machine and dishwasher.

UTILITY AREA

5'9 x 5'7 narrowing to 2'8 (1.75m x 1.70m narrowing to 0.81m)

Space and plumbing for washing machine and tumble dryer, Worcester wall mounted boiler, double glazed pattern glass window to rear aspect.

DOWNSTAIRS WC

Low level wc, wash hand basin with tiled splashbacks, double glazed pattern glass window to rear aspect.

HALF LANDING

Double glazed window to rear aspect framing views of the garden, wood panelling, leading to:

MAIN LANDING

Wood panelling, radiator, built in storage, loft hatch, doors opening to:

BEDROOM

15'7" narrowing to 10'8" x 13'4" (4.75m narrowing to 3.25m x 4.06m)

Built in storage cupboard, exposed wooden floorboards, radiator, high ceiling with coving, double glazed window to front aspect having views of the sea, door to:

EN-SUITE

Concealed cistern dual flush low level wc, corner bath with mixer tap and shower attachment, further rain style shower head, wall mounted wash hand basin with tiled splashbacks, heated towel rail, double glazed window with obscured glass to side aspect.

BEDROOM

13'2" x 11'2" (4.01m x 3.40m)

High ceiling with cornicing, radiator, double glazed window to front aspect with some sea views.

BEDROOM

12'7" x 8'4" (3.84m x 2.54m)

High ceiling with cornicing, picture rail, double glazed window to rear aspect with views of the garden.

BEDROOM

11'8" x 8'9" (3.56m x 2.67m)

Radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

11'9" x 8'3" (3.58m x 2.51m)

High ceiling with cornicing, picture rail, radiator, double glazed window to front aspect having views of the sea.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk-in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, part tiled walls, heated towel rail, high ceiling with cornicing, double glazed window to rear aspect with views onto the garden.

SEPARATE WC

Low level wc, wash hand basin with mixer tap and tiled splashback, picture rail, cornicing, double glazed window with pattern glass to rear aspect.

SELF CONTAINED ANNEXE

Access to:

LOUNGE-DINING ROOM

19'2" x 13'4" narrowing to 11'9" (5.84m x 4.06m narrowing to 3.58m)

Stairs rising to upper floor accommodation, wood laminate flooring, radiator, coving to ceiling, television point, double glazed French doors opening to the patio, double glazed window to rear aspect with views onto the garden, few steps up into:

KITCHEN

12'1" x 8'2" (3.68m x 2.49m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob, waist level oven, inset drainer-sink unit with mixer tap, vertical radiator, space and plumbing for washing machine and dishwasher, space for under counter fridge and separate freezer.

SHOWER ROOM

9'7" x 5'9" (2.92m x 1.75m)

Walk in shower, pedestal wash hand basin, low level wc, heated towel rail, shaver point, part tiled walls, tiled flooring, double glazed window to side aspect, interconnecting door to:

BEDROOM

8'7" x 9'8" (2.62m x 2.95m)

Dual aspect with double glazed windows to side and front, radiator, wood laminate flooring.

Stairs rising to:

BEDROOM

18'8" narrowing to 14'3" x 10'1" (5.69m narrowing to 4.34m x 3.07m)

Triple aspect with windows to rear, front and side elevations, radiator, door to:

WC

Low level wc, wall mounted wash hand basin with tiled splashbacks, window to front aspect.

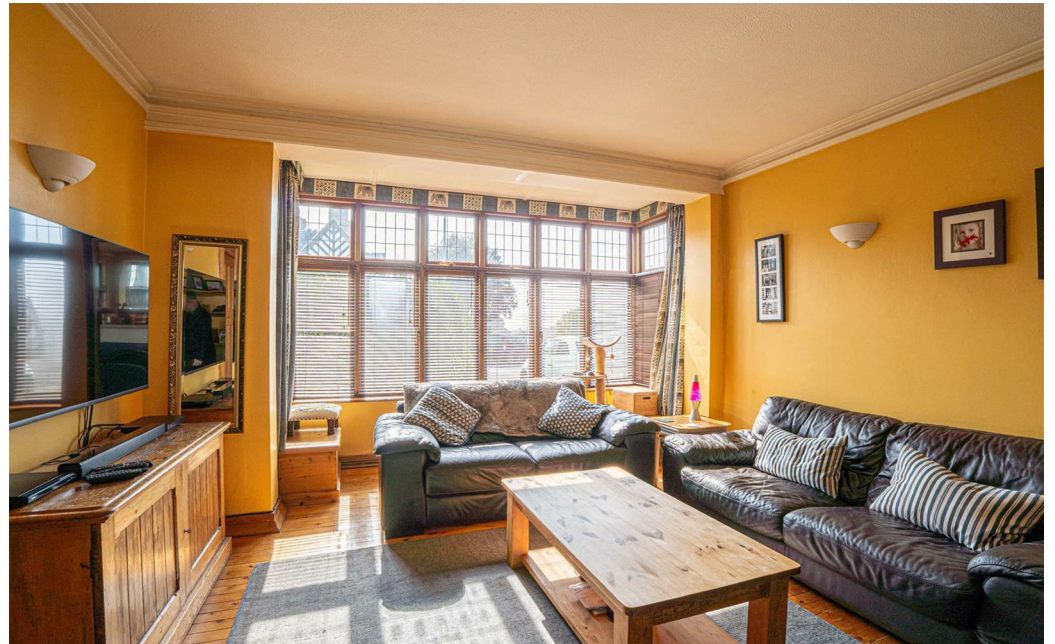
REAR GARDEN

There is a block paved patio offering ample space to entertain and eat al-fresco, good sized level lawned area, fenced boundaries, gated access to front.

OUTSIDE - FRONT

Off road parking, area of lawn.

Council Tax Band: F



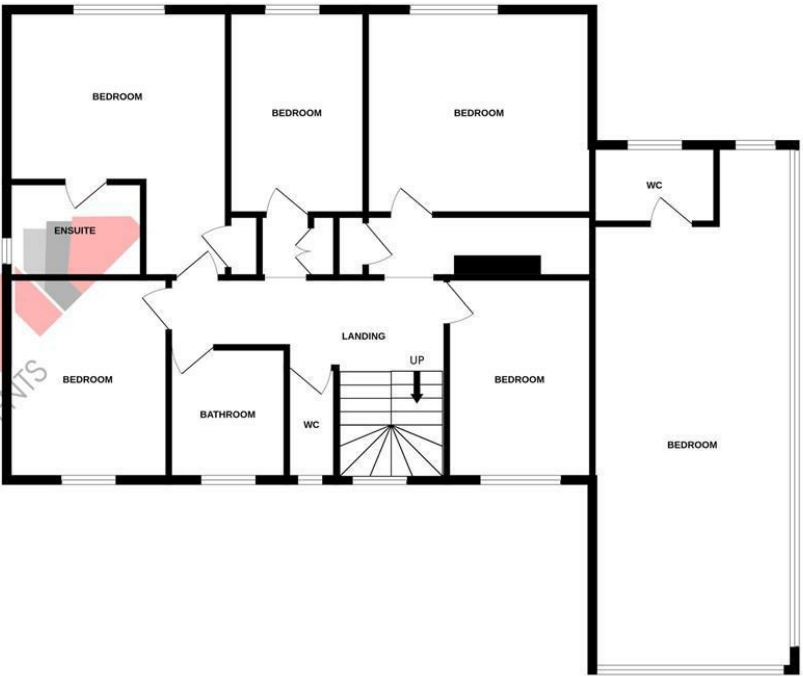




GROUND FLOOR



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.