



ESTATE AGENTS

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Offers In Excess Of £325,000

PCM Estate Agents are delighted to present a RARE & EXCITING OPPORTUNITY to acquire a LATE VICTORIAN DETACHED COACH HOUSE, nestled on a highly sought-after road in St. Leonards. This CHARMING PROPERTY is surrounded by a BEAUTIFULLY ESTABLISHED GARDEN, offering a serene balance of PERIOD CHARACTER and contemporary comfort. Offered to the market CHAIN FREE.

While the accommodation would BENEFIT FROM SOME MODERNISATION, it brims with potential, inviting the new owner to craft a truly personalised home. Inside, you'll find a warm entrance hall, a BAY FRONTED LOUNGE, and a kitchen that opens onto a light-filled CONSERVATORY-DINING ROOM, with direct access to the garden. There are TWO GENEROUSLY SIZED BEDROOMS and a bathroom, plus the home benefits from gas-fired central heating.

This home is perfectly positioned for easy access to St. Leonards' amenities, schools, a doctor's practice and bus routes, all within a short stroll.

Please call the owners agents now go book your viewing

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Wood flooring, large storage cupboard, window to front aspect, further wooden partially glazed door with leaded light coloured glass opening to:

LOUNGE

16'3 into bay x 12'4 (4.95m into bay x 3.76m)

Panelled ceiling, double radiator, fireplace, bay window to front aspect, archway to:

INNER HALL

With radiator, wall mounted consumer unit for electrics, providing access to both bedrooms, the bathroom and to:

KITCHEN

12'6 max x 8'5 (3.81m max x 2.57m)

Fitted with a matching range of eye and base level cupboards and drawers with

worksurfaces over, original pantry style cupboard, wall mounted Worcester boiler, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, part tiled walls, tiled flooring, space and plumbing for washing machine and tumble dryer, open plan to:

CONSERVATORY-DINING ROOM

15'6 max x 14'4 narrowing to 9' (4.72m max x 4.37m narrowing to 2.74m)

Apex roof, two radiators, part brick construction, door to side aspect providing access to the front, double opening doors to rear providing access to a lovely garden, lighting, power and three radiators.

BEDROOM

12'1 x 12'1 (3.68m x 3.68m)

Panelled ceiling, double radiator, telephone point, window to side aspect.

BEDROOM

10'9 x 11'7 (3.28m x 3.53m)

Double radiator, picture rail, fireplace, built in original cupboard, window to side aspect, archway through to:

SUN ROOM

10'4 x 9'2 (3.15m x 2.79m)

Part brick construction with windows to side and rear elevations having views onto the garden, radiator.

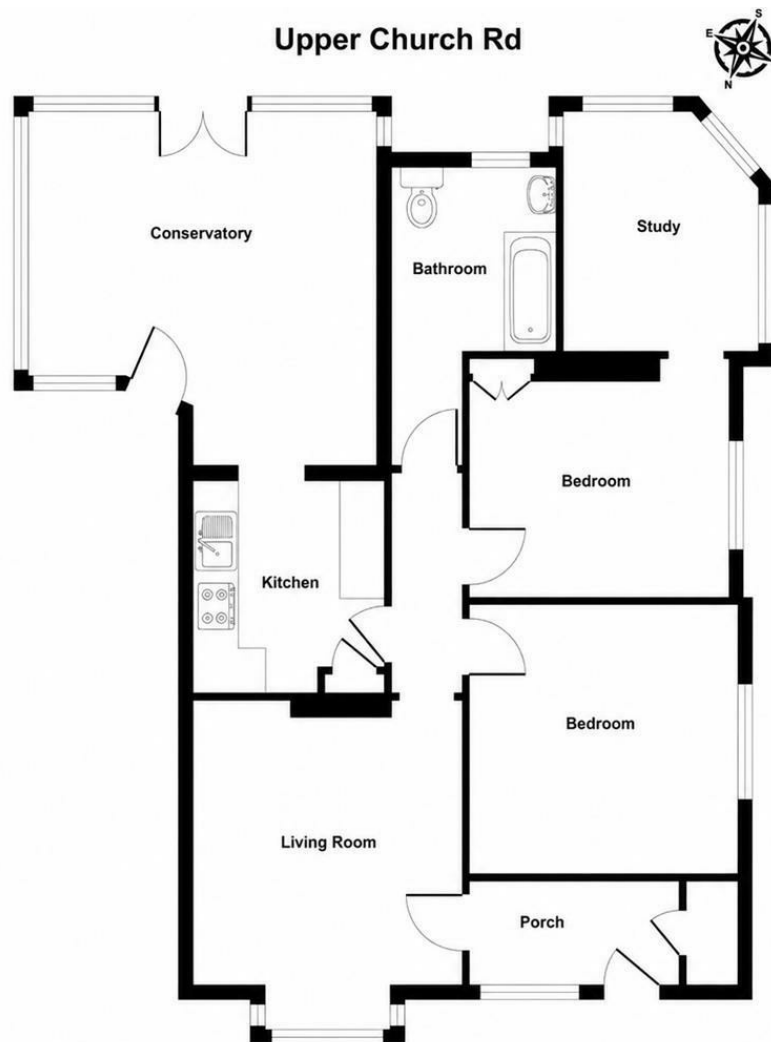
OUTSIDE - FRONT

Laid with block paving, providing potential for off road parking, subject to the necessary consent to lower the kerb, planting areas, shed. The block paving extends down the side elevation to a canopied decked area, door opening to conservatory-dining room.

REAR GARDEN

Of a good size and mainly laid to lawn with a block paved patio abutting the property, extending to a further decked patio. The garden wraps around the side elevation and has a variety of mature plants and shrubs. There is also gated side access to the front and the garden enjoys a pleasant outlook, providing ample outdoor space for the garden enthusiast.





FLOOR PLAN

Produced By Picpreview.co.uk Ltd.

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.

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		56	69
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			