



ESTATE AGENTS

19, Upper Glen Road, St. Leonards-On-Sea, TN37 7AX

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £275,000

PCM Estate Agents welcome to the market this CHAIN FREE, OLDER STYLE, EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE with OFF ROAD PARKING and a LARGE GARDEN.

The property is conveniently positioned in this sought-after region of St Leonards, close to amenities and popular schooling establishments, whilst offering modern comforts including gas central heating and double glazing.

Accommodation is arranged over two floors and comprises an entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM being partially open plan to the kitchen, UTILITY ROOM and a DOWNSTAIRS SHOWER ROOM. Upstairs, the landing provides access to THREE BEDROOMS, one of which has access to a large ROOF TERRACE with views over the garden, and a family bathroom.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

EXTERNAL STORM PORCH

Tiled flooring, double glazed door opening to:

ENTRANCE HALL

Double glazed windows with opaque glass to either side of the front door, stairs rising to upper floor accommodation, under stairs storage area, double radiator, picture rail, doors to:

LOUNGE

13'9 into bay x 12' (4.19m into bay x 3.66m)

Combination of wall and ceiling lighting, two radiators, fireplace with wooden fire surround, stone hearth and inset gas living flame fire, television point, double glazed bay window to front aspect.

DINING ROOM

12' x 12' (3.66m x 3.66m)

Coving to ceiling, two radiators, doorway leading to:

KITCHEN

10'6 x 9'9 (3.20m x 2.97m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, double bowl drainer-sink with mixer tap, space for cooker, space for under counter fridge, double glazed window to rear aspect with views onto the garden, doorway leading to:

UTILITY

8'4 x 5'9 (2.54m x 1.75m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space and plumbing for washing machine, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, part tiled walls, double glazed window to rear aspect, double glazed door to side and further door to:

SHOWER ROOM

Walk-in shower enclosure with shower, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, radiator, extractor for ventilation, double glazed window with obscured glass to side aspect.

FIRST FLOOR LANDING

Loft hatch, double glazed window with obscured glass to side aspect, doors to:

BEDROOM

14'3 into bay x 9'9 (4.34m into bay x 2.97m)

Measurement excludes recess. Radiator, double glazed bay window to front aspect.

BEDROOM

12'5 x 11'6 (3.78m x 3.51m)

Fitted wardrobes, radiator, double glazed window and door and rear aspect opening to:

ROOF TERRACE

16' x 8' (4.88m x 2.44m)

Metal balustrade for safety, ample space for table and chairs, views onto the garden and over an area of woodland.

BEDROOM

8'4 x 7'9 (2.54m x 2.36m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath, low level wc, pedestal wash hand basin, tiled walls, double glazed opaque glass window to rear aspect.

OUTSIDE - FRONT

Driveway providing off road parking.

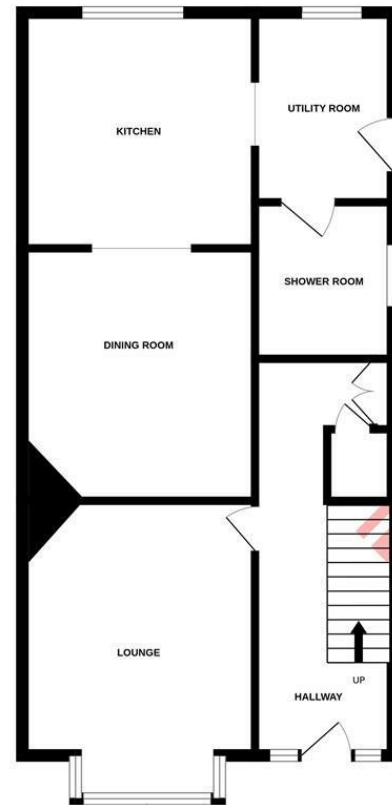
REAR GARDEN

Sympathetically terraced and well-established with a variety of mature plants and shrubs, ample seating areas, under croft storage, areas of lawn, wooden shed, pond, established planted borders, canopied side access with secure double glazed door to front, outside water tap.

Council Tax Band: C



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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