



**154, Old Church Road, St. Leonards-On-Sea, TN38 9HD**

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**Offers In Excess Of £290,000**

PCM Estate Agents offer to the market a RARE AND EXCITING OPPORTUNITY to acquire this attractive RED BRICK VICTORIAN BAY FRONTED THREE BEDROOM TERRACED HOUSE, conveniently positioned on this sought-after road.

This VICTORIAN HOME is well-presented with accommodation arranged over two floors comprising of a vestibule leading onto a welcoming entrance hall, a BAY FRONTED LOUNGE connecting seamlessly to a lovely DINING ROOM, MODERN KITCHEN, SHOWER ROOM, upstairs landing, THREE BEDROOMS and a WC.

The property offers modern comforts such as gas fired central heating via the column radiators which are in many of the rooms and UPVC double glazed windows.

The GARDEN is a real feature of this family home, level with plenty of lawn, ideal for families with children, there is a fantastic porcelain patio abutting the property, offering ample outdoor space for patio furniture to sit out, eat al-fresco or entertain.

Located within easy reach of popular schooling establishments and nearby amenities. Viewing comes highly recommended to fully appreciate the quality of accommodation on offer, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening into:

#### **VESTIBULE**

Victorian partially wood panelled walls, ample space for taking off coats and shoes, further wooden partially glazed door opening into:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, partially wood panelled walls, column style radiator, wood flooring, ample under stairs storage, doors opening to:

#### **LOUNGE**

15'7 into bay x 12'8 (4.75m into bay x 3.86m)

Column style radiator, high skirting boards, high ceilings with cornicing, ceiling rose, bay window to front aspect, bespoke made to measure shutters, opening to:

#### **DINING ROOM**

13' x 10'6 (3.96m x 3.20m)

Wood flooring, column style radiator, built in cabinetry to alcove, coving to ceiling, return door to entrance hall, double glazed window to rear aspect with views down the garden having bespoke made to measure shutters.

#### **KITCHEN**

11'9 x 9'5 (3.58m x 2.87m)

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

over and matching upstands, four ring electric hob with electric fan assisted oven below and extractor over, inset drainer-sink with mixer spray tap, integrated appliances include a fridge freezer, washing machine and slimline dishwasher, tiled flooring, inset down lights, column style radiator, double glazed window and door and door to side aspect providing access onto the garden.

#### **SHOWER ROOM**

Tiled flooring, wall mounted vertical column style radiator, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, ample storage space, large walk in shower with rain style shower head and hand-held shower attachment, extractor for ventilation, down lights, double glazed window with pattern glass to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, partially wood panelled walls, column style radiator, doors opening to:

#### **BEDROOM**

16'7 x 15'4 narrowing to 13' (5.05m x 4.67m narrowing to 3.96m)

Wood flooring, partially wood panelled walls, column style radiator, double glazed bay window to front aspect with further window, both having made to measure bespoke shutters.

#### **BEDROOM**

13'10 x 10'6 (4.22m x 3.20m)

Wood flooring, radiator, double glazed window to rear aspect having views down the garden.

#### **BEDROOM**

8'7 x 8'5 (2.62m x 2.57m)

Wood flooring, radiator, built in wardrobe, double glazed window to rear aspect with views down the garden.

#### **WC**

Dual flush low level wc, wash hand basin with mixer tap, wood flooring, double glazed window with pattern glass to side aspect.

#### **REAR GARDEN**

Beautifully landscaped and level family friendly garden with a porcelain stone patio abutting the property and offering ample outdoor space to sit out, eat al-fresco and entertain. To the side elevation there is a path leading to the bottom of the garden, fixe wooden pergola, planted borders, section of lawn, fenced boundaries.

#### **OUTSIDE- FRONT**

The property occupies an elevated position set back from the road, with just a few steps up to the front door. The front garden is laid with slate chippings and has a slate path and steps.

Council Tax Band: B





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operating efficiency can be given.  
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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 |         | 84        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D | 64      |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |