







PCM
ESTATE AGENTS

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Offers In The Region Of £265,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this SEMI-DETACHED THREE BEDROOM FAMILY HOME, with OFF ROAD PARKING and a GARAGE located at the rear. Offered to the market CHAIN FREE.

Accommodation comprises an entrance porch, entrance hall, BAY FRONTED LOUNGE, separate DINING ROOM leading to a KITCHEN and a SUN ROOM. To the first floor there is a family bathroom and THREE BEDROOMS, with the two front facing rooms benefitting from beautiful SEA VIEWS, whilst the rear benefits from views over the rear garden and nearby rooftops.

Externally the property benefits from FRONT AND REAR GARDENS, which are mainly level and offer the perfect space for outdoor dining and entertaining. There is also a GARAGE located off of Bexleigh Avenue, with an up and over door and PARKING in front.

To fully appreciate this FAMILY HOME, please contact the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR
Opening to:

ENTRANCE PORCH
Space to store shoes and hang coats, further frosted double glazed door opening to:

ENTRANCE HALL
Stairs rising to the first floor landing, wall mounted thermostat, radiator, under stairs storage cupboard housing the electric consumer unit and meter, frosted double glazed window to side aspect, door opening to:

LOUNGE
13' x 11'8 into bay (3.96m x 3.56m into bay)
Electric fireplace, radiator, double glazed bay window to front aspect.

DINING ROOM
11' x 11'1 (3.35m x 3.38m)
Radiator, double glazed patio door opening to the sun room, opening into:

KITCHEN
9'9 x 6'8 (2.97m x 2.03m)
Comprising a range of eye and base level units, stainless steel sink with mixer tap, space and plumbing for washing machine, space for freestanding gas oven, space for under counter fridge and freezer, wall mounted gas boiler, part tiled walls, frosted single glazed window to side aspect, double glazed window to rear aspect.

SUN ROOM
Frosted double glazed window to side aspect, double glazed window to other side, sliding door opening to the rear garden.

FIRST FLOOR LANDING
Loft hatch, frosted double glazed window to side aspect, doors to:

BEDROOM
12'6 max x 11'9 (3.81m max x 3.58m)
Radiator, double glazed bay window to front aspect providing pleasant sea views.

BEDROOM
11'1 x 11'8 (3.38m x 3.56m)
Two built in wardrobes both with hanging space and additional shelving, radiator, double glazed window to rear aspect providing pleasant views over the rear garden and neighbouring rooftops.

BEDROOM
7'3 x 6' (2.21m x 1.83m)
Radiator, double glazed window to front aspect providing a pleasant outlook toward the sea.

BATHROOM
Panelled bath with mixer tap and shower attachment, wc, wash hand basin, heated towel rail, tiled walls, frosted double glazed window to rear aspect.

GARAGE
Located at the rear, with up and over door and parking in front.

OUTSIDE - FRONT
Accessed via a raised footpath, private gate opening onto an area of lawn, range of established shrubs.

REAR GARDEN
Small area of decking with steps down to an area of lawn, being mainly level and surrounded by a range of mature trees and shrubs, fenced boundaries, rear storage shed and a sheltered side return. At the rear of the garden there is gated access leading to the garage and parking space.

Council Tax Band: B

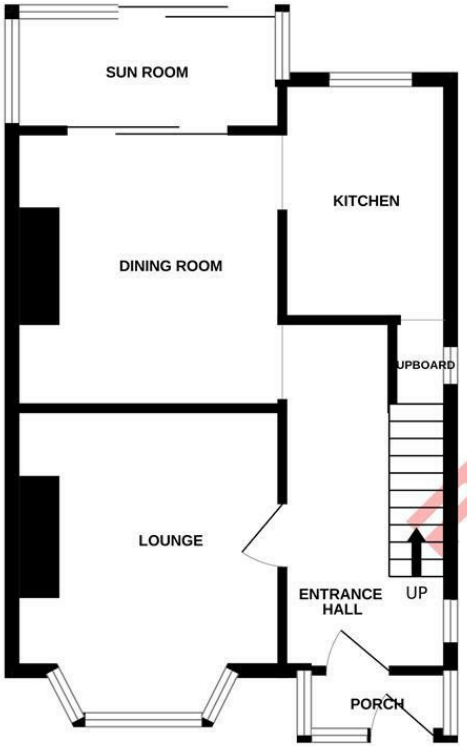




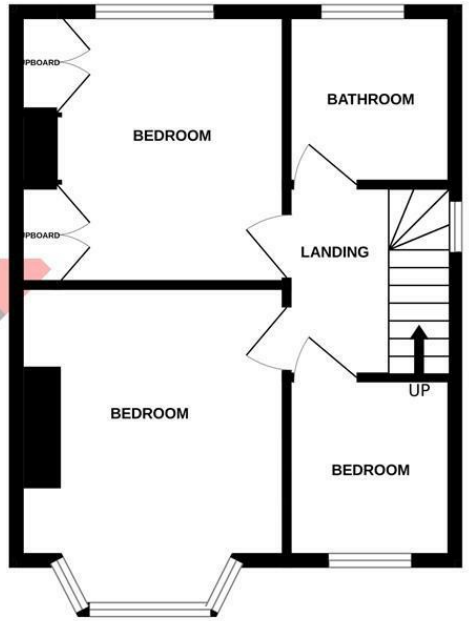




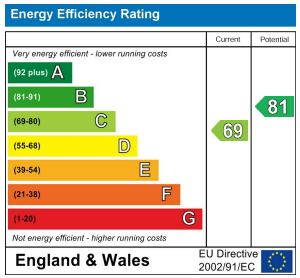
GROUND FLOOR

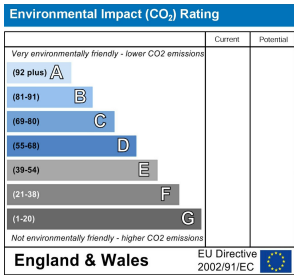


1ST FLOOR



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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