



**53, Magdalen Road, St. Leonards-On-Sea, TN37  
6EU**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £475,000**

A RARE OPPORTUNITY has arisen to acquire this EXCEPTIONAL FOUR BEDROOM, TWO RECEPTION ROOM, SEMI-DETACHED 1920's HOUSE. Located in a sought-after central St Leonards location, within easy reach of both Hastings town centre and central St Leonards with their range of shops, bars, restaurants, seafront and railway stations.

The accommodation is beautifully presented throughout and deceptively spacious comprising a generous entrance hallway, lounge, SEPARATE DINING ROOM, conservatory, KITCHEN-BREAKFAST ROOM and DOWNSTAIRS WC, whilst to the first floor there are FOUR GOOD SIZED BEDROOMS in addition to the main bathroom. Externally the property occupies a GENEROUS PLOT with a FANTASTIC REAR GARDEN which extends to a good size and is considered family friendly, whilst to the front there is a driveway providing OFF ROAD PARKING.

This beautiful house is conveniently located in a sought-after central St Leonards location, within easy reach of local schooling, making this an IDEAL FAMILY HOME. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **GENEROUS ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, two under stairs storage cupboards, radiator, wall mounted security alarm panel.

#### **LOUNGE**

15'2 x 13'3 (4.62m x 4.04m)

Double glazed bay window to front aspect, feature fire surround, picture rail, radiator.

#### **DINING ROOM**

13'10 x 12'3 (4.22m x 3.73m)

Feature fire surround, picture rail, radiator, two windows and double door to rear aspect leading to:

#### **CONSERVATORY**

12'2 x 6'8 (3.71m x 2.03m)

Double glazed roof with two double glazed windows and double doors to rear aspect enjoying a pleasant outlook over the garden. This room also features some built in base level units with worksurfaces, space for fridge.

#### **KITCHEN**

17'1 x 8'11 (5.21m x 2.72m)

Beautifully presented modern shaker style eye and base level units with worksurfaces over, inset one & 1/2 bowl ceramic sink with mixer tap, space for fridge freezer, space for gas cooker, space and plumbing for washing machine and dishwasher, ample space for breakfast table and chairs, double glazed windows to both side and rear aspect, with the rear enjoying a

pleasant outlook over the garden, pat double glazed door to side aspect leading out to the garden.

#### **WC**

Dual flush wc, wash hand basin, radiator, part tiled walls, double glazed obscured window to side aspect.

#### **FIRST FLOOR LANDING**

Double glazed obscured window to side aspect, loft hatch.

#### **BEDROOM**

13'9 x 12'4 (4.19m x 3.76m)

Double glazed window to rear aspect overlooking the garden, exposed wooden floorboards, picture rail, radiator.

#### **BEDROOM**

15'1 x 12'3 (4.60m x 3.73m)

Double glazed window to front aspect, radiator, feature fire surround.

#### **BEDROOM**

9'1 x 8'5 (2.77m x 2.57m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

9'11 x 9'1 max (3.02m x 2.77m max )

Double glazed window to rear aspect overlooking the garden, radiator.

#### **BATHROOM**

8'3 x 5'10 (2.51m x 1.78m)

P shaped panelled bath with shower attachment and shower screen, dual flush wc, chrome ladder style radiator, wash hand basin, part tiled walls, tiled flooring, two double glazed obscured windows to side aspect.

#### **REAR GARDEN**

A delightful feature, extending to a generous size whilst enjoying a sunny aspect. Being predominantly level throughout and featuring a spacious patio area which abuts the property, ideal for seating and entertaining, the rest of the garden is mainly laid to lawn and features a range of mature shrubs, plants and trees. There are also two storage sheds, outside water tap, enclosed fenced boundaries and side access to the front of the property.

#### **OUTSIDE - FRONT**

Driveway providing off road parking for multiple vehicles, pathway and steps leading to the front door.

Council Tax Band: D

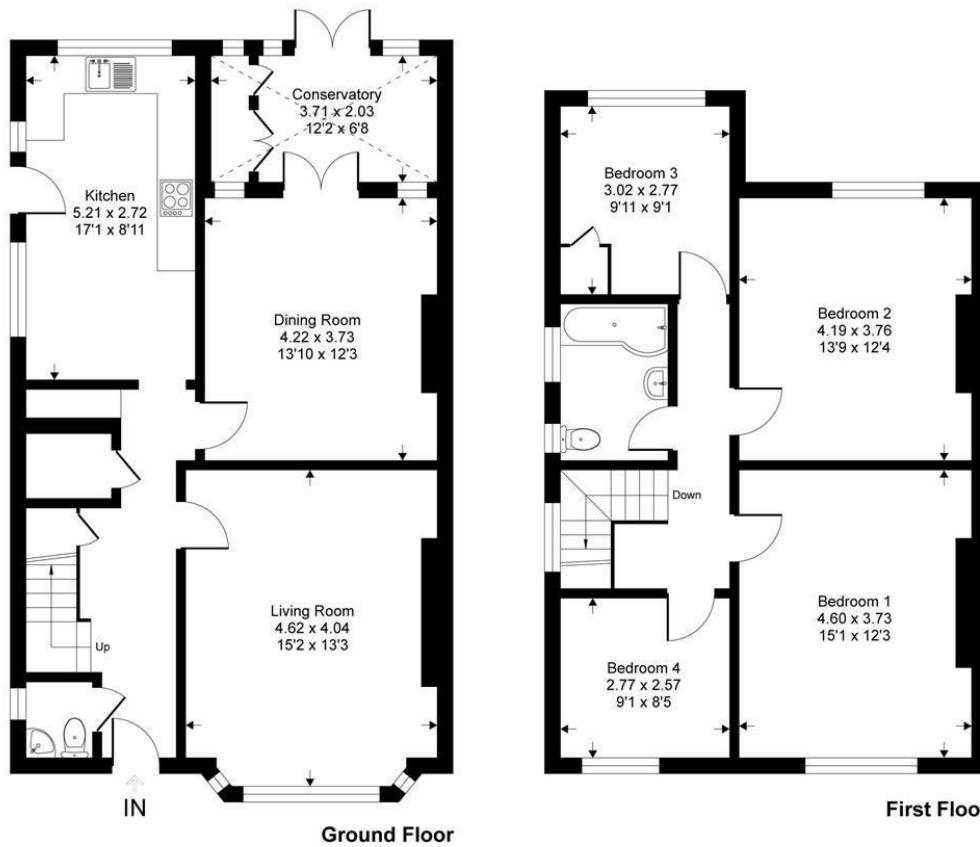






# Magdalen Road, TN37

Approximate Gross Internal Area = 139.1 sq m / 1498 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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