



ESTATE AGENTS

**3, Upper Park Road, St. Leonards-on-sea, TN37
6SJ**

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Price £585,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this SUBSTANTIAL DETACHED VICTORIAN FOUR/ FIVE BEDROOM HOUSE, conveniently positioned within easy reach of the Bohemia Quarter and within walking distance to Alexandra Park. The property has a WRAP AROUND GARDEN, GARAGE and a DRIVEWAY to the side.

Offering exceptionally well-proportioned and adaptable accommodation arranged over three floors comprising an inviting vestibule opening to an entrance hall, DUAL ASPECT LIVING ROOM connecting to a SNUG/ FAMILY ROOM, a separate DINING ROOM, a large KITCHEN-BREAKFAST ROOM, UTILITY ROOM and a ground floor WC. To the first floor there is an additional LIVING ROOM/ OPTIONAL BEDROOM, TWO LARGE DOUBLE BEDROOMS, a lovely bathroom with bath and shower and a SEPARATE WC. Whilst to the second floor there are TWO FURTHER DOUBLE BEDROOMS, one of which having potential for an en-suite and also benefitting from a WALK-IN-WARDROBE. The property benefits from double glazed windows where stated and gas fired central heating. Retaining a lot of ORIGINAL PERIOD CHARM AND FEATURES.

Located within easy reach of popular schooling establishments and nearby amenities. Offering a RARE OPPORTUNITY for anyone seeking a VICTORIAN DETACHED HOME close to Alexandra Park and within easy reach of the Bohemia Quarter.

Please call the owners agents now to book your viewing.

CANOPIED STORM PORCH

With windows either side, tiled flooring, double opening wooden front door leading to:

INVITING AND WELCOMING VESTIBULE

High ceilings with picture rail, wood flooring, radiator, further partially glazed wooden door opening to:

ENTRANCE HALL

Elegant staircase ascending to upper floor accommodation, exposed wooden floorboard, radiator, dado rail, picture rail, doors opening to:

DUAL ASPECT LIVING ROOM

15' x 14'3 into bay (4.57m x 4.34m into bay)

High ceilings with cornicing, picture rail, two radiators, television point, wood laminate flooring, high skirting boards, wooden framed and single glazed deep bay window to front aspect with pleasant views onto the front garden, large opening to:

SNUG

14'4 x 11'2 (4.37m x 3.40m)

Continuation of the wood laminate flooring, high ceilings with cornicing, picture rail, high skirting boards, double glazed French doors providing a pleasant outlook and access onto the garden.

FORMAL DINING ROOM

13'4 x 11'6 (4.06m x 3.51m)

Exposed wooden floorboards, column style radiator, under stairs storage cupboard, double glazed windows to rear aspect framing views of the garden, doors to utility and further door to:

KITCHEN-BREAKFAST ROOM

15'4 x 10'7 (4.67m x 3.23m)

Tiled flooring, fitted with a matching range of eye and base level cupboards and drawers with solid wood worktops over, double bowl ceramic Belfast sink with mixer tap, electric hob with extractor over and waist level electric oven, space for American style fridge freezer, integrated dishwasher, breakfast bar seating area, radiator, dual aspect room with double glazed window to both side elevations framing views of the garden either side.

UTILITY

6'2 x 6'2 (1.88m x 1.88m)

Space and plumbing for washing machine and tumble dryer set beneath the solid wood worktop, small wash hand basin with mixer tap, wall mounted helving, door to downstairs wc and double glazed door to side providing access to the garden.

DOWNSTAIRS WC

Column style radiator, wall mounted boiler, low level wc, wash hand basin, double glazed window with obscured glass for privacy to side aspect.

FIRST FLOOR LANDING

Split level, stairs rising to the second floor, wooden framed stained glass leaded light window to side aspect, picture rail, storage cupboard.

LIVING ROOM / OPTIONAL BEDROOM

19'6 max x 14'4 max (5.94m max x 4.37m max)

High ceilings with cornicing, fireplace, radiator, deep sash bay window to front aspect with additional sash window to side.

BEDROOM

21' narrowing to 16'4 x 10'3 (6.40m narrowing to 4.98m x 3.12m)

Pedestal wash hand basin with tiled splashbacks, radiator, dual aspect room with double glazed windows to both side elevations.

BEDROOM

15'1 x 10'9 (4.60m x 3.28m)

Pedestal wash hand basin with tiled splashbacks, radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Victorian style stand-alone bathtub with mixer tap and shower attachment, separate walk in shower with rain style shower head and hand held shower attachment, contemporary pedestal wash hand basin, part tiled walls, heated towel rail, radiator, down lights, extractor for ventilation, airing cupboard, double glazed window with obscured glass to rear aspect.

SEPARATE WC

Low level wc, wash hand basin with tiled splashbacks, radiator, double glazed window with obscured glass to side aspect.

SECOND FLOOR LANDING

Loft hatch providing access to loft space, storage cupboard, doors to:

BEDROOM

15'1 x 11'7 (4.60m x 3.53m)

Dual aspect with double glazed window to side and two double glazed windows to front, radiator, exposed wooden floorboards, leading to:

WALK IN WARDROBE

4'8 x 4' (1.42m x 1.22m)

Wooden floorboards and hanging rails for clothes.

POTENTIAL EN SUITE

7'3 x 4'9 (2.21m x 1.45m)

Shaver point, pedestal wash hand basin, picture rail. This could be made into a full en-suite subject necessary consents.

BEDROOM

13'4 x 11'2 (4.06m x 3.40m)

Picture rail, radiator, double glazed window to rear aspect.

OUTSIDE - FRONT

Occupying its own plot that is screened from the road, pathway to front door, established hedge providing privacy, gated side access to the rear garden.

REAR GARDEN

Wrapping around both side and rear elevations, established and laid to lawn with established plants and shrubs, several patio seating areas enjoying sun throughout the day, outside water tap. There is also ample space for entertain, eat al-fresco or have a quiet moment. At the rear of the property there are double opening gates leading to a driveway providing off road parking and access to:

GARAGE

Double opening doors, wooden side door.

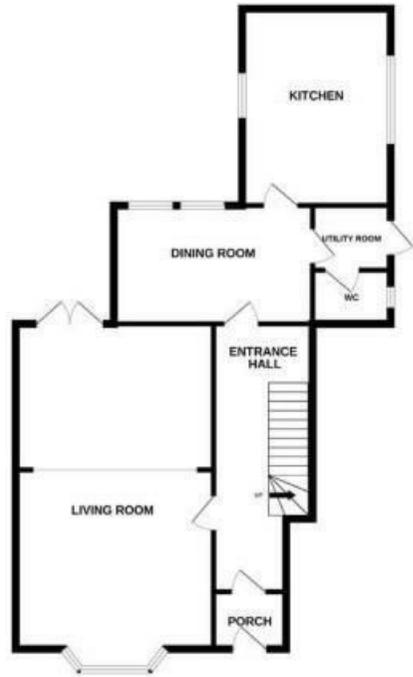
Council Tax Band: E







GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.2 sq.m.) approx.



2ND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 2215 sq.ft. (205.8 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			78
England & Wales		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	

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