



ESTATE AGENTS

28, Vale Road, St. Leonards-on-sea, TN37 6PS

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Price £425,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this VICTORIAN FOUR BEDROOM SEMI-DETACHED HOUSE retaining ORIGINAL PERIOD FEATURES including FIREPLACES, CONICING, HIGH SKIRTINGS and CEILING ROSE. The property is IN NEED OF MODERNISATION and located on this incredibly sought-after road within the Silverhill region of St Leonards.

This ATTRACTIVE HOME offers adaptable and well-proportioned accommodation arranged over three floors. The ground floor comprises a spacious entrance hall, BAY FRONTED LIVING ROOM, separate DINING ROOM, kitchen with PANTRY cupboard, UTILITY ROOM and a SEPARATE WC. To the first floor, the split level landing provides access to a MASTER BEDROOM, TWO FURTHER BEDROOMS, an additional office room, family bathroom and a SEPARATE WC. Whilst to the second floor there is a FURTHER DOUBLE BEDROOM along with a useful STUDY/ OFFICE space and a wardrobe/ storage area.

The property benefits from modern comforts including gas fired central heating and double glazing, and there is a GOOD SIZED FAMILY FRIENDLY GARDEN which requires cultivation, along with a block paved driveway to the front providing OFF ROAD PARKING.

This home is conveniently positioned within easy reach of Alexandra Park and the amenities found within Silverhill. Viewing comes highly recommended, please contact the owners agents now to arrange your appointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

SOPACIOUS ENTRANCE HALL

Two under stairs storage cupboards, one of which housing the electric meter, gas meter and fuse board, ample space for coats and shoes, radiator, door opening to:

LOUNGE

16'2 x 13'3 (4.93m x 4.04m)

Picture rail, ceiling cornicing and rose, two radiators, dual aspect with double glazed windows to front and side aspects, door opening to:

DINING ROOM

13'2 x 12' (4.01m x 3.66m)

Picture rail, ceiling cornicing, high skirting boards, radiator, feature fireplace with tiled surround, double glazed sliding doors opening to the rear garden.

KITCHEN

12'1 x 11'3 (3.68m x 3.43m)

Newly fitted with a range of base level units, original Victorian cupboards to side of fireplace, integrated fridge freezer, inset one & ½ bowl stainless steel sink with mixer tap, freestanding gas oven, double glazed window to side aspect, additional larder cupboard/ pantry with space for fridge freezer, double glazed window to side aspect, double glazed door opening onto the rear garden, opening to:

UTILITY AREA

7'1 x 5'6 (2.16m x 1.68m)

Space and plumbing for washing machine, inset sink, wall mounted gas boiler, double glazed window to rear aspect, further door opening to:

SEPARATE WC

Frosted double glazed window to side aspect, wc.

FIRST FLOOR LANDING

Split level, two built in storage cupboards one of which housing the immersion tank and the other with shelving for storage, stairs to upper floor accommodation, doors opening to:

BEDROOM

13'1 x 13'2 (3.99m x 4.01m)

Original high skirting boards, feature fireplace with surround, radiator, two double glazed windows to front aspect.

BEDROOM

13'7 x 12' (4.14m x 3.66m)

Original high skirting boards, feature fireplace with surround, radiator, double glazed window to rear aspect.

BEDROOM

11'1 x 11'1 (3.38m x 3.38m)

Radiator, double glazed window to rear aspect.

OCCASIONAL ROOM/ HOME OFFICE

6'5 x 4'2 (1.96m x 1.27m)

Double glazed window to side aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, wash hand basin, radiator, part tiled walls, frosted double glazed window to side aspect.

SEPARATE WC

Frosted double glazed window to side aspect, wc.

SECOND FLOOR LANDING

Door/ hatch providing access to eaves storage in the loft space, door opening to:

BEDROOM

13'4 max x 13'9 max (4.06m max x 4.19m max)

Fireplace with feature fire surround, double glazed window to side aspect, door providing access to:

JACK & JILL WARDROBE

7'1 max x 6'9 max (2.16m max x 2.06m max)

Velux window, small door leading to:

STUDY

Return opening to the second floor landing.

OUTSIDE - FRONT

The property benefits from off road parking as well as an area of mature trees and shrubs, side access to the rear.

REAR GARDEN

In need of cultivation but providing ample outdoor space for dining and entertaining, a variety of trees and shrubs, raised pond, patio area ideal for outdoor entertaining and dining.

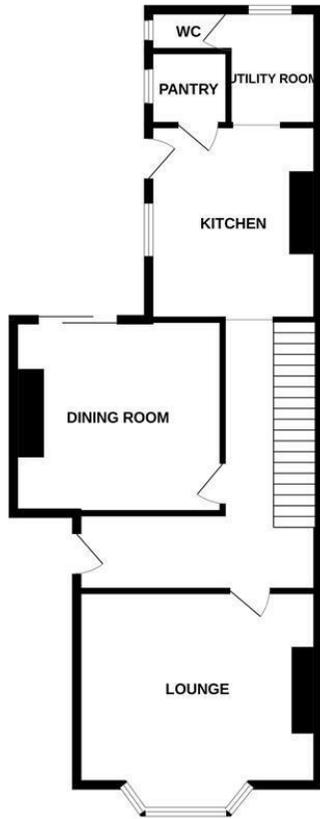
Council Tax Band: D



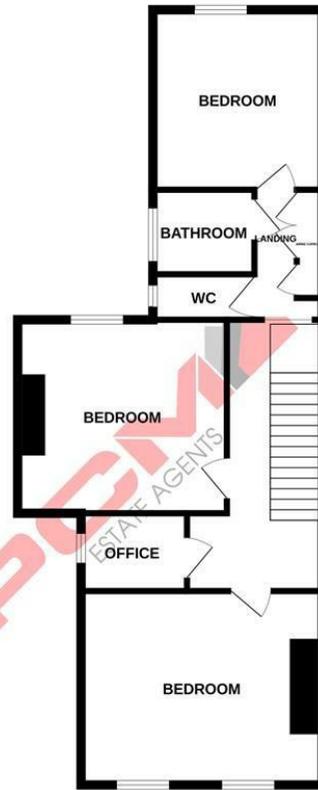




GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency 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			
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	

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.