



ESTATE AGENTS

## The Old Coach House, 16, Upper Glen Road, St. Leonards-On-Sea, TN37 7AX

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**Guide Price £350,000**

PCM Estate Agents welcome to the market this TWO BEDROOM DETACHED COTTAGE bursting with CHARACTER and located within a sought-after region of St Leonards. The property enjoys a LARGE FRONTAGE accessed via gates and features AMPLE PARKING and WELL-PRESENTED GARDENS.

Inside, the accommodation comprises an entrance hallway, LOUNGE with FEATURE LOG BURNING STOVE, DINING ROOM with fireplace, KITCHEN-BREAKFAST ROOM and a WC/ UTILITY ROOM. To the first floor there are TWO DOUBLE BEDROOMS and a bathroom.

The property is set back from the road and the PRIVATE GATES lead to the main gardens which comprise a large area of hard-standing providing AMPLE OFF ROAD PARKING in addition to the WELL-PRESENTED GARDENS and an OUTBUILDING/ HOME OFFICE with heating and power.

Please call now to arrange your immediate viewing to avoid disappointment.

### **DOUBLE DOORS**

Leading to:

### **ENTRANCE HALLWAY**

Stairs rising to upper floor accommodation, double glazed window to front aspect.

### **LOUNGE**

17'5 max x 13'10 max (5.31m max x 4.22m max )

Spacious light and airy room with feature log burner, double glazed bay window to front aspect, radiator, exposed wooden floorboards.

### **DINING ROOM**

17'3 max x 14' (5.26m max x 4.27m)

Double glazed bay window to front aspect, feature fireplace, built in storage cupboard, radiator, exposed wooden floorboards, door to:

### **INNER HALLWAY**

Radiator, loft hatch.

### **KITCHEN-BREAKFAST ROOM**

12'10 x 11'7 max (3.91m x 3.53m max )

Comprising a range of base level units with worksurfaces over, five ring gas hob with oven below, space for fridge freezer, further under cabinet space for appliance, ample space for breakfast table and chairs, double glazed windows to front and side aspects.

### **WC/ UTILITY**

Space and plumbing for washing machine, further under cabinet space for appliance, wc, wash hand basin with tiled splashbacks, double glazed window to front aspect.

### **FIRST FLOOR LANDING**

Radiator.

### **BEDROOM**

15'4 x 13'10 (4.67m x 4.22m)

Double glazed windows to front and rear aspect, radiator, loft hatch.

### **BEDROOM**

15' x 10'1 narrowing to 8' (4.57m x 3.07m narrowing to 2.44m)

Double glazed window to front aspect, radiator.

### **BATHROOM**

Roll top bath with mixer tap and shower attachment, wc, wash hand basin, heated towel rail, double glazed window to front aspect.

### **OUTSIDE**

The property is set back from the road with double gates providing access to a block paved driveway providing off road parking for multiple vehicles. The garden area is partly laid to lawn and features a range of mature shrubs, plants and trees, seating area laid with gravel, covered seating area and storage shed/ workshop. There is also a further area of garden to the right hand side of the driveway.

### **OUTBUILDING**

11'7 x 9' (3.53m x 2.74m)

Insulated being featuring power, lighting and heating, double glazed window and double glazed doors. this room is considered ideal for additional living accommodation/ home office.

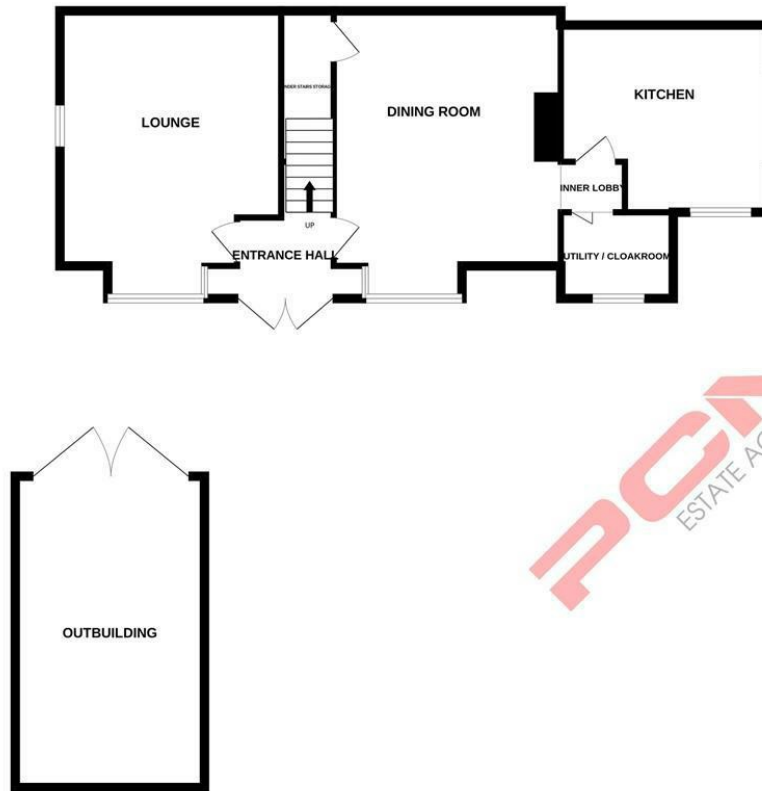
Council Tax Band: D



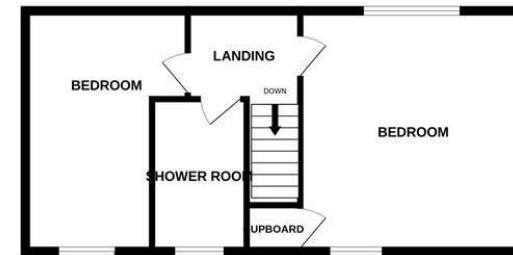




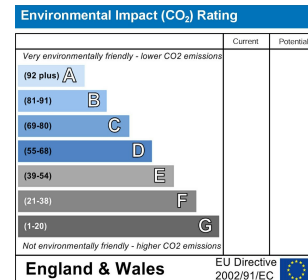
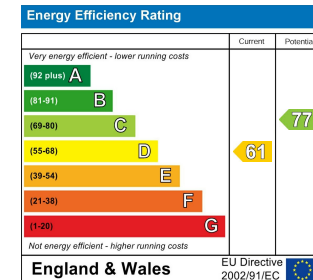
GROUND FLOOR



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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