PCM ESTATE AGENTS

97, Bulverhythe Road, St. Leonards-On-Sea, TN38 8AD

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Price £319,995

PCM Estate Agents are delighted to offer to the market an opportunity to secure this exceptionally well-presented EXTENDED THREE DOUBLE BEDROOMED SEMI-DETACHED HOUSE with OFF ROAD PARKING located in the highly sought-after region of West St Leonards, close to the sea.

The property boasts SPACIOUS and BEAUTIFULLY PRESENTED accommodation throughout arranged over two floors comprising an entrance hallway, lounge, 19FT MODERN KITCHEN-FAMILY ROOM, separate UTILITY ROOM, shower room, STUDY/ SUN ROOM, first floor landing, THREE DOUBLE BEDROOMS and a family bathroom. Externally the property also boasts a private and SECLUDED REAR GARDEN that enjoys a SOUTHERLY ASPECT, whilst to the front there is OFF ROAD PARKING for multiple vehicles.

The property is considered an IDEAL FAMILY HOME and is located in this highly sought-after road within West St Leonards, close to West St Leonards station and just a short stroll to the beach.

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

PRIVATE FRONT DOOR
Leading to;

SPACIOUS ENTRANCE HALLWAY
Stairs rising to first floor accommodation, under stairs storage area with cupboard and shelving, thermostat control, radiator, double glazed obscured window to front aspect.

LOUNGE
14' x 10'9 max (4.27m x 3.28m max)
Double glazed bay window to front aspect, feature fire surround, two radiators, picture rail.

KITCHEN-FAMILY ROOM
19'7 x 14'1 narrowing to 10'6 (5.97m x 4.29m narrowing to 3.20m)
Beautifully presented modern fitted kitchen-diner comprising a range of eye and base level units with worksurfaces over, four ring induction hob with extractor above, integrated double oven, integrated fridge freezer, integrated dishwasher, integrated wine cooler, stainless steel inset sink with mixer tap, breakfast bar, part tiled walls, space for dining table and chairs, two double glazed windows to side aspects, radiator, door to;

SUN ROOM/ STUDY
7'9 x 6'2 (2.36m x 1.88m)
Double glazed window to side aspect, double doors opening up onto the garden, worksurface and storage cupboards and drawers.

UTILITY ROOM
5'6 x 5' (1.68m x 1.52m)
Worksurface with stainless steel inset sink with mixer tap, storage cupboard, space and plumbing for washing machine, space for tumble dryer, part tiled walls, double glazed window to rear aspect, doorway to;

SHOWER ROOM
5' x 4'11 (1.52m x 1.50m)
Modern suite with walk in shower, rainfall style shower attachment, dual flush wc, wash hand basin with storage below, double glazed obscured window to rear aspect, part tiled walls, tiled flooring, extractor fan, ladder style radiator.

FIRST FLOOR LANDING
Double glazed window to side aspect, loft hatch providing access to loft space.

BEDROOM
12'9 x 10'8 (3.89m x 3.25m)
Range of built in wardrobes, two double glazed windows to front aspect, radiator.

BEDROOM
10'8 x 10'6 max (3.25m x 3.20m max)
Airing cupboard built into recess, double glazed window to side aspect, radiator.

BEDROOM
10'11 x 8'9 (3.33m x 2.67m)
Double glazed window to rear aspect with partial sea view, radiator.

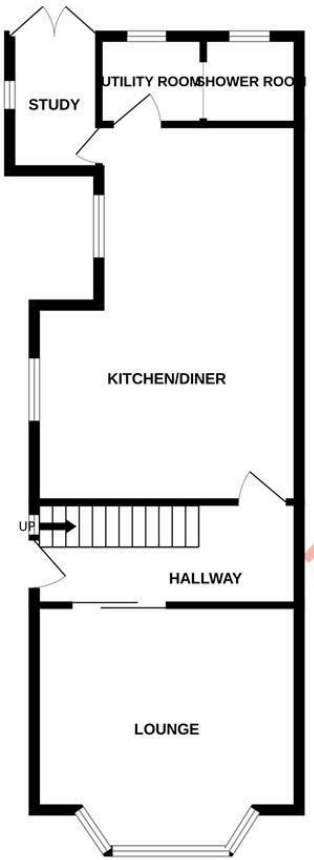
BATHROOM
7'3 x 5'4 (2.21m x 1.63m)
Modern fitted suite comprising a panelled bath with mixer tap and shower attachment, dual flush wc, wash hand basin with storage below, part tiled walls, tiled flooring, extractor fan, double glazed obscured window to side aspect, ladder style radiator.

REAR GARDEN
Private and secluded, enjoying a southerly aspect with patio area opening onto a large area of lawn, storage shed, range of mature shrubs, plants and trees, gate providing rear access, side access to the front of the property.

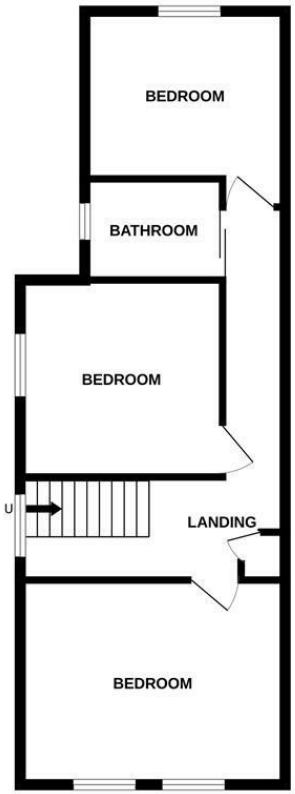
OUTSIDE- FRONT
Driveway providing off road parking for multiple vehicles.

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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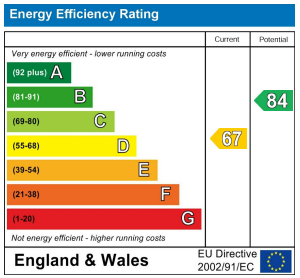

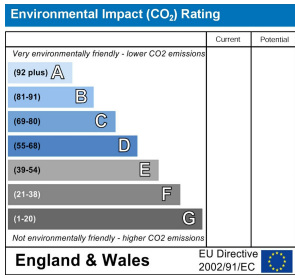

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.