



ESTATE AGENTS

77, Mildenhall Drive, St. Leonards-On-Sea, TN37 7EE

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Price £300,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this OLDER STYLE, EXTENDED SEMI-DETACHED FOUR BEDROOM FAMILY HOME, conveniently positioned on this sought-after road within St Leonards, with OFF ROAD PARKING, GARAGE and a REAR GARDEN. Offered to the market CHAIN FREE.

The property benefits from gas fired central heating, double glazing and is arranged over two floors comprising an entrance hall, LOUNGE-DINING ROOM, KITCHEN-BREAKFAST ROOM which leads to an inner lobby, DOWNSTAIRS FOURTH BEDROOM and a DOWNSTAIRS WC. To the first floor there are THREE BEDROOMS, two of which are good-sized doubles, a bathroom and a further SEPARATE WC. The property REQUIRES MODERNISATION throughout, however offers plenty of potential to make into a lovely family home.

Externally the property benefits from OFF ROAD PARKING to the front along with a GARAGE, and a PRIVATE WELL-MANAGED REAR GARDEN.

Conveniently positioned within easy reach of local amenities, popular schooling establishments within the area and bus routes. Please call the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, radiator, under stairs storage cupboard housing the gas meter, electric meter and consumer unit, further under stairs storage cupboard with shelving and double glazed window to side aspect, door to:

LOUNGE

13'7 x 11'6 (4.14m x 3.51m)

Radiator, feature gas fireplace with tiled hearth and tiled surround, double glazed box bay window to front aspect, sliding doors to:

DINING ROOM

12'3 x 11'6 (3.73m x 3.51m)

Tiled fireplace and hearth, two radiators, double glazed patio doors opening to the rear garden.

KITCHEN-BREAKFAST ROOM

13'4 x 9'4 (4.06m x 2.84m)

Comprising a range of eye and base level units, space for under counter fridge freezer, space and plumbing for washing machine, stainless steel sink with mixer tap, wall mounted thermostat, radiator, double glazed window to front aspect, door opening to:

LOBBY

5'5 x 6'6 (1.65m x 1.98m)

Radiator, double glazed sliding doors opening to the side of the property, doors to:

BEDROOM

11'9 x 9'4 (3.58m x 2.84m)

Radiator, dual aspect with double glazed windows to rear and side aspect.

DOWNSTAIRS WC

Radiator, wc, wash hand basin, frosted double glazed window to side aspect.

FIRST FLOOR LANDING

Double glazed window to side aspect, radiator, door to:

BEDROOM

14'1 max into bay x 11'4 (4.29m max into bay x 3.45m)

Radiator, built in wardrobe, double glazed box bay window to front aspect.

BEDROOM

12'4 x 11'4 (3.76m x 3.45m)

Radiator, built in wardrobe, double glazed window to rear aspect.

BEDROOM

8'4 max x 6'4 max (2.54m max x 1.93m max)

Radiator, double glazed window to front aspect.

BATHROOM

Comprising a bath, wash hand basin, built in cupboard housing the wall mounted gas boiler, part tiled walls, double glazed window to rear aspect.

SEPARATE WC

Comprising wc, radiator, frosted double glazed window to side aspect.

OUTSIDE - FRONT

Dropped kerb providing off road parking for multiple vehicles, well maintained area of lawn, range of mature trees and shrubs, fenced boundaries to side and walled boundary to front, side access gate and door to:

GARAGE

17'4 x 8'3 (5.28m x 2.51m)

Up and over door, two single glazed windows to side aspect.

REAR GARDEN

Area of patio providing ample space for outdoor dining and entertaining, steps down to an area of lawn which is well-managed and has a variety of mature trees, shrubs and flowers, pond, greenhouse, fenced & hedged boundaries. To the side of the property there is also a further area that can be accessed via the front of the property, with a range of shrubs and fenced boundaries, also providing access into the inner lobby.

Council Tax Band: C



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.

