



PCMA

ESTATE AGENTS

26, Hythe Avenue, St. Leonards-On-Sea, TN38 8BE

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Price £279,950

PCM Estate Agents are delighted to offer to the market this ATTRACTIVE 1930'S THREE BEDROOMED SEMI-DETACHED FAMILY HOME with SEA VIEWS. Located on a sought-after road within St Leonards, close to the seafront, Ravenside Retail Park, further amenities and also within reach of Combe Valley Country Park.

Inside the property offers accommodation arranged over two floors comprising an entrance hall, lounge, SEPARATE DINING ROOM, kitchen, upstairs landing, THREE BEDROOMS and a bathroom. The property has a driveway providing OFF ROAD PARKING and a GOOD SIZED GARDEN, being well-planted and landscaped and attracts an abundance of wildlife and birds. The property does benefit from double glazed windows and gas heating.

This SEMI-DETACHED FAMILY HOME must be viewed to fully appreciate the position and accommodation on offer. Please call the owners agents now to book your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, two under stairs storage cupboards, double glazed pattern glass window to side aspect, telephone point, door to;

LIVING ROOM

14'3 x 11'11 (4.34m x 3.63m)

Coving to ceiling, ornamental fireplace, double radiator, television point, double glazed bay window to front aspect.

DINING ROOM

11'2 x 10'2 (3.40m x 3.10m)

Ornamental fireplace, double glazed French doors to;

CONSERVATORY

10'9 x 7'9 (3.28m x 2.36m)

Part brick construction, double glazed windows to both side and rear elevations, double glazed French doors opening to garden.

KITCHEN

10'2 x 5'4 (3.10m x 1.63m)

Galley style with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, inset one & ½ bowl drainer/ sink unit with mixer tap, part tiled walls, wall mounted boiler, large storage cupboard with window and

power being an ideal space for tall fridge freezer, coving to ceiling, double glazed window to rear aspect with lovely views down the garden.

FIRST FLOOR LANDING

Double glazed pattern glass window to side aspect, storage cupboard with slatted shelves.

BEDROOM ONE

14'3 x 11'2 (4.34m x 3.40m)

Picture rail, ornamental fireplace, radiator, double glazed bay window to front aspect.

BEDROOM TWO

11' x 10'1 (3.35m x 3.07m)

Picture rail, double glazed window to rear aspect with pleasant views down the garden and pleasant views extending over rooftops and out to sea.

BEDROOM THREE

8'8 x 6' (2.64m x 1.83m)

Double glazed window to rear aspect with pleasant views down the garden and far reaching views over rooftops and out to sea.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, double glazed window with obscured glass to front aspect.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles.

REAR GARDEN

Expansive and attracts wildlife and birds, stone patio abutting the property with a canopied lean to which extends down the side of the house offering a sheltered space for storage, gated access to front, large wooden shed/ workshop with power (13' x 7'5). The garden is well-planted with a small section of lawn and planting areas, mature Japanese Acers, flowering shrubs and Olive trees. There is a wildlife pond, canopied decked patio seating area and a vegetable patch.

AGENTS NOTE

The vendor has advised that there is planning permission for a single storey extension, further information can be obtained under planning reference: HS/FA/23/00517.

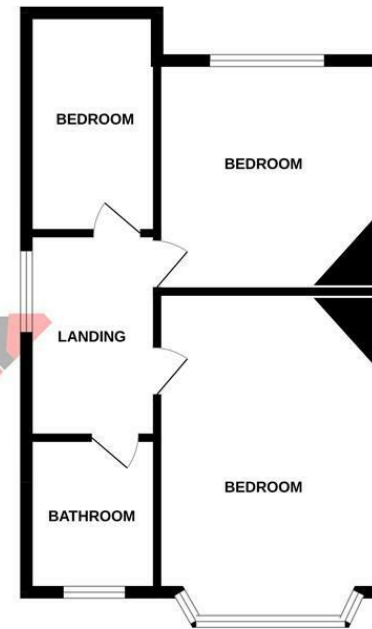
Council Tax Band: B



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.

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	