PCM ESTATE AGENTS

355, Sedlescombe Road North, St Leonards-on-sea, TN37 7JL

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Price £390,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this THREE BEDROOM DETACHED FAMILY HOME with INTEGRAL GARAGE and LANDSCAPED GARDEN, conveniently positioned close to popular schooling establishments and nearby amenities. Offered to the market CHAIN FREE.

Step inside and the property offers well-proportioned and versatile accommodation comprising an entrance lobby offering space for coats and shoes, from here you transition nicely into the main entrance hall with doors opening to a GOOD SIZED LIVING ROOM with access onto a SUN ROOM/ PLAYROOM that could also be used as a formal dining area or study, separate MODERN KITCHEN-DINING ROOM and a DOWNSTAIRS WC. Upstairs, the spacious landing provides access to THREE GOOD SIZED BEDROOMS, MODERN BATHROOM and a SEPARATE WC. The property is tastefully decorated and offers plenty of space for growing families.

The property is set back from the road with an attractive façade, driveway providing OFF ROAD PARKING for multiple vehicles, an INTEGRAL GARAGE with electric roller door and has modern comforts including gas fired central heating and double glazing.

Please call the owners agents now to book your viewing to avoid disappointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE LOBBY
Spacious, part brick construction, tiled flooring, double glazed window to side aspect, down lights, space for hanging coats and storing shoes, further wooden partially glazed door opening to:

ENTRANCE HALL
Light and airy with feature wood panelled walls, under stairs storage cupboard, stairs rising to upper floor accommodation, radiator, wood flooring laid in herringbone pattern, door to integral garage, further doors to:

DOWNSTAIRS WC
Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashback, tile effect laminate flooring, radiator, partially wood panelled walls. obscured glass window to rear aspect.

LIVING ROOM
16'6 x 12'3 (5.03m x 3.73m)
Wood flooring, radiator, television point, fireplace, coving to ceiling, picture rail, dual aspect room with double glazed windows to both side and front elevations with the front being fitted with bespoke made to measure plantation shutters, open plan to:

SUN ROOM/ PLAYROOM
11' x 6'7 (3.35m x 2.01m)
This room could be utilised as a dining area or study space, brick construction with UPVC double glazed windows to both side and rear elevations with views over the garden and double glazed door providing access to garden.

KITCHEN-DINING ROOM
12'3 x 9'4 (3.73m x 2.84m)
Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having solid wood worktops over, four ring gas hob with extractor over, waist level oven with separate grill and microwave, sunken Belfast ceramic sink with mixer spray tap, space and plumbing for washing machine and dishwasher, American style fridge freezer (can be incorporated subject to negotiations), radiator, space for dining table, wood flooring, down lights, coving to ceiling, part tiled walls, double glazed window to side aspect, double glazed door to side aspect and double glazed window to rear aspect with views onto the garden.

FIRST FLOOR LANDING
Spacious, light and airy, double glazed window to front aspect with made to measure plantation shutter, loft hatch providing access to loft space, wall mounted digital Nest thermostat control for gas fired central heating, doors opening to:

MASTER BEDROOM
13'5 x 9'6 (4.09m x 2.90m)
Radiator, built in wardrobes, picture rail, double glazed window to side aspect with bespoke made to measure plantation shutters.

BEDROOM TWO
12'1 x 9'6 (3.68m x 2.90m)
Double glazed window to front aspect with partial views of the sea over rooftops and having bespoke made to measure plantation shutters, radiator.

BEDROOM THREE
12'7" narrowing 8'9" x 7'1" (3.84m narrowing 2.67m x 2.16m)
Currently utilised as a dressing room. Fitted wardrobes, radiator and double glazed window to rear aspect with views onto the garden.

BATHROOM
Modern and comprising a Victorian style bathtub with mixer tap and electric shower over, waterfall style shower head and further hand-held shower attachment, shower screen, vanity enclosed wash hand basin with chrome mixer tap, part tiled and partially panelled walls, wood laminate flooring, down lights, double glazed obscured glass window to rear aspect.

SEPARATE WC
Dual flush low level wc, partially panelled walls, wood laminate flooring, double glazed obscured glass window to rear aspect.

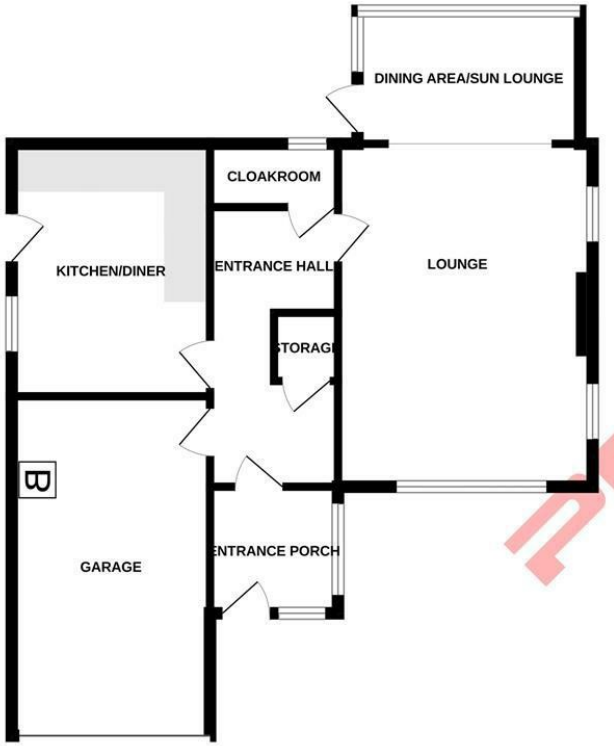
OUTSIDE - FRONT
Set back from the road with gated access via a five bar opening gate, driveway laid with stone chippings providing off road parking for multiple vehicles, raised planting bed retained by railway sleepers, mature acers and section of lawn, access to rear garden, access to:

INTEGRAL GARAGE
16' x 10' (4.88m x 3.05m)
Newly installed racking and shelving (included subject to negotiations), electric roller door, double glazed window, power and light, wall mounted boiler and gas meter.

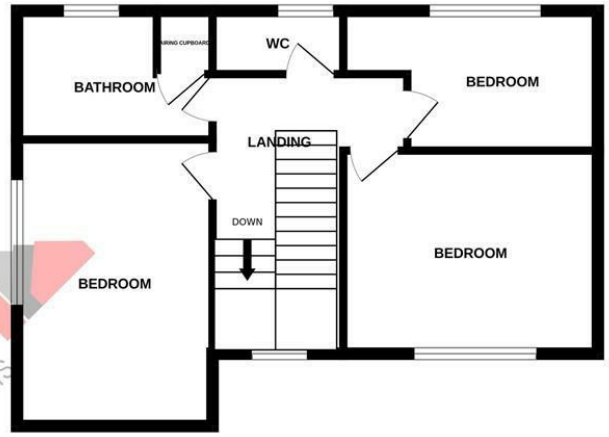
REAR GARDEN
Porcelain tiled patio, fitted seating area offering ample space to entertain, few steps up to the main section of garden laid to lawn with fenced boundaries and small trees.

Council Tax Band: D

GROUND FLOOR



1ST FLOOR



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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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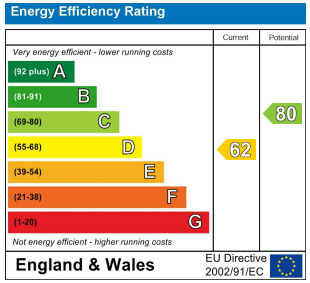

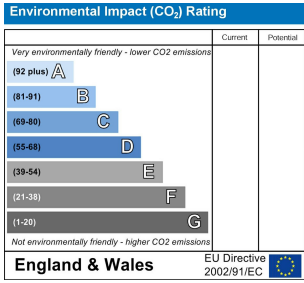

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