PCM
ESTATE AGENTS

51, Old Harrow Road, St. Leonards-On-Sea, TN37 7ED

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Price £300,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this CHAIN FREE 1930's DETACHED THREE BEDROOM, plus LOFT ROOM, FAMILY HOME conveniently positioned within this sought-after region of St Leonards, close to popular schooling establishments and nearby amenities. The property also has a LOVELY ESTABLISHED REAR GARDEN and a GARAGE.

Offering modern comforts including gas fired central heating, double glazing and well-proportioned accommostion arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, DUAL ASPECT LOUNGE, open plan KITCHEN-DINING ROOM, conservatory, upstairs landing, THREE BEDROOMS and SHOWER ROOM in addition to a LOFT ROOM, which is currently arranged as a workshop.

Whilst the property is IN NEED OF SOME MODERNISATION it boasts lots of POTENTIAL FOR IMPROVEMENT for the eventual buyer to make a lovely home. The garden is a delightful feature and is well-established with mature plants and shrubs, offering seclusion and a perfect spot to entertain. In addition, there is a GARAGE located to the rear of the property.

This home must be viewed to fully appreciate the convenient position and well-proportioned accommodation on offer.

CANOPIED STORM PORCH
With private front door leading to:

ENTRANCE HALL
Spacious with tiled flooring, radiator, under stairs storage cupboard, picture rail, double glazed obscured glass window to side aspect, two further windows either side of the front door to the front aspect again having obscured glass for privacy.

DOWNSTAIRS WC
Low level wc, wall mounted wash hand basin, tiled walls, tiled flooring, double glazed pattern glass window to side aspect.

LIVING ROOM
14'6 x 11'7 (4.42m x 3.53m)
Oak flooring, picture rail, radiator, fireplace with electric fire, television point, dual aspect room with double glazed window with decorative insert to side aspect, double glazed bow window with decorative insert to front aspect.

OPEN PLAN KITCHEN-DINING-FAMILY ROOM
18'7 max narrowing to 11'8 x 15'6 max narrowing to 9'4 (5.66m max narrowing to 3.56m x 4.72m max narrowing to 2.84m)
Light and airy room, ideal for family gatherings and entertaining, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for dishwasher and washing machine, wall mounted boiler, part tiled walls, double glazed door to side aspect. The dining room area offers ample space for a dining table with fireplace, two radiators, picture rail, double glazed window to side aspect, double glazed bow with door to rear aspect having views and access to the conservatory and the garden beyond.

CONSERVATORY
17'2 max x 8'1 max narrowing to 5'5 (5.23m max x 2.46m max narrowing to 1.65m)
UPVC construction with double glazed windows to both side and rear elevations, polycarbonate roof, double glazed sliding patio doors to rear providing access to the garden, double glazed door to side providing access to the garden.

FIRST FLOOR LANDING
Picture rail, double glazed window with obscured glass to side aspect.

BEDROOM ONE
15'3 max x 11'4 max (4.65m max x 3.45m max)
Built in range of bedroom furniture incorporating wardrobes, over bed storage space and bedside tables, double radiator, television point, dual aspect room with double glazed window to side and double glazed bay window to rear aspect.

BEDROOM TWO
14'5 into bay x 11'9 (4.39m into bay x 3.58m)
Fitted wardrobe, double radiator, picture rail, double glazed window to side, double glazed bow window to front aspect, loft hatch with pull down wooden ladder providing access to loft space.

BEDROOM THREE
7'9 x 6'5 (2.36m x 1.96m)
Radiator, picture rail, double glazed apex window to front aspect.

SHOWER ROOM
Walk in shower with electric shower, low level wc, pedestal wash hand basin, bidet, part tiled walls, tiled flooring, radiator, coving to ceiling, double glazed obscured glass windows to side aspect for privacy.

LOFT ROOM
18'3 x 9'7 (5.56m x 2.92m)
Two Velux windows to either side elevations of the roof, built in workbench and access to eaves storage.

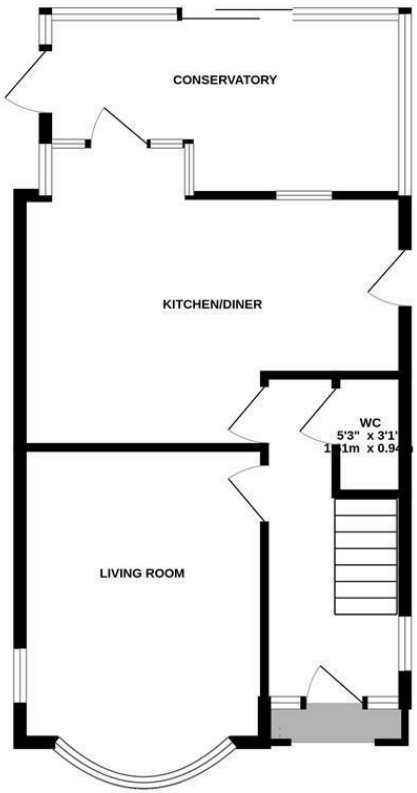
OUTSIDE - FRONT
Block paved pathway leading to front door, combination of walled and fenced boundaries, garden with planted borders and mature shrubs.

REAR GARDEN
Established and well-stocked with a brick/ wooden greenhouse, brick block paved patio seating area, sections of lawn, established planted borders, gated access down the side elevation to the front garden and to the other side with gate opening to Mildenhall Drive.

GARAGE
Located at the rear of the property with up and over door, window and personal door to garden.

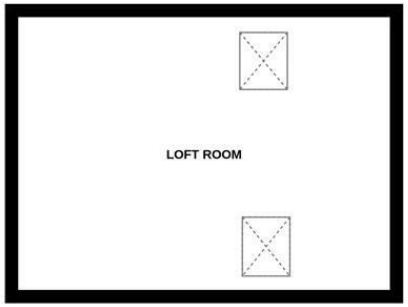
Council Tax Band: D

GROUND FLOOR



1ST FLOOR

2ND 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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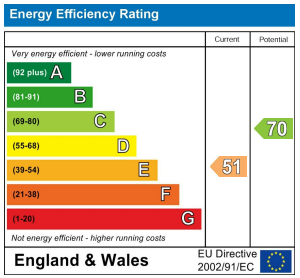

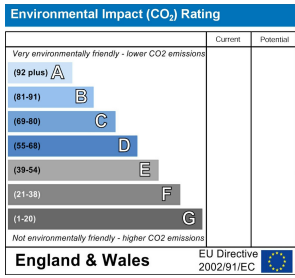

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