

PCM
ESTATE AGENTS

34, St. Margarets Road, St. Leonards-On-Sea, TN37 6EH

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Price £500,000

PCM Estate Agents are delighted to present to the market an incredibly RARE AND EXCITING OPPORTUNITY to acquire this CHAIN FREE FOUR/ FIVE BEDROOM DETACHED HOUSE positioned in this incredibly sought-after region of St Leonards with 33ft ARTIST/ YOGA STUDIO and OFF ROAD PARKING. Situated just one road back from St Leonards seafront and just a short walk from Hastings town centre and central St Leonards with a vast range of amenities on your doorstep.

The property is IN NEED OF UPDATING and offers well-proportioned accommodation over three floors comprising a spacious L SHAPED ENTRANCE HALL, TRIPLE ASPECT LIVING ROOM, dining room connecting to the kitchen, ground floor STUDY/ OPTIONAL BEDROOM and a DOWNSTAIRS WC. To the first floor, a spacious landing provides access to a MASTER BEDROOM with EN SUITE BATHROOM, THREE FURTHER WELL-PROPORTINED BEDROOMS and a main family bathroom with bath and separate shower. To the lower floor, with external access only, is a 33ft ARTIST/ YOGA STUDIO, GARDEN/ STORE ROOM and a boiler room offering additional storage.

There are several areas of outdoor space and a RELATIVELY LOW-MAINTENANCE GARDEN being laid to lawn with a concrete patio, further raised patio and a raised veranda. What was the ATTACHED GARAGE has been PARTIALLY CONVERTED into a potential letting room with its own SHOWER ROOM and kitchen area. Offering a nice little studio for home and income purposes. The garage could be easily re-instated. To the side elevation, there is also an area laid with shingle/ stone providing OFF ROAD PARKING.

The property must be viewed to fully appreciate the convenient position and quality of accommodation on offer. Please call the owners agents now to book your viewing.

WOODEN PARTIALLY GLAZED FRONT DOOR
Opening into:

L SHAPED ENTRANCE HALL
Stairs rising to upper floor accommodation, coving to ceiling, radiator, doors opening to:

DOWNSTAIRS WC
Concealed cistern low level wc, pedestal wash hand basin with mixer tap, tiled walls, radiator, wooden framed double glazed window to front aspect.

TRIPLE ASPECT LIVING ROOM
22'7 x 13'1 (6.88m x 3.99m)
Double glazed sliding doors to rear aspect opening onto a patio, wooden framed double glazed window to front aspect with secondary glazed unit, further wooden framed double glazed window to rear aspect. Two radiators, television point, stone fireplace, combination of wall lighting and ceiling lighting.

DINING ROOM
9'7 x 9'3 (2.92m x 2.82m)
Coving to ceiling, radiator, wood laminate flooring, wooden framed double glazed window to rear aspect, archway through to:

KITCHEN
10'9 x 9' (3.28m x 2.74m)
Fitted with a matching range of eye and base level cupboards and drawers, space for gas cooker, inset one & ½ bowl drainer-sink wit mixer tap, space and plumbing for washing machine, space for under counter fridge freezer, wooden framed double glazed door and window to rear aspect opening up onto a raised veranda.

STUDY/ OPTIONAL BEDROOM
10'7 x '1 (3.23m x '0.30m)
Radiator, coving to ceiling, wooden framed double glazed window to front aspect with secondary glazed insert.

FIRST FLOOR LANDING
Half landing with window to side aspect, spacious main landing with loft hatch providing access to loft space, radiator, doors opening to:

MASTER BEDROOM
15' x 11'7 (4.57m x 3.53m)
Radiator, coving to ceiling, double glazed wooden framed window to front aspect with secondary glazed insert, door to:

EN SUITE
Panelled bath with electric shower over, dual flush low level wc, pedestal wash hand basin, tiled walls, tiled flooring, radiator, wooden framed double glazed window to front aspect.

BEDROOM
12'4 x 11'5 (3.76m x 3.48m)
Coving to ceiling, double radiator, wooden framed double glazed window to rear aspect having partial views of the sea.

BEDROOM
10'8 x 7'9 (3.25m x 2.36m)
Radiator, coving to ceiling, wooden framed double glazed window to front aspect with secondary glazed insert.

BEDROOM
9'4 x 7'8 (2.84m x 2.34m)
Radiator, coving to ceiling, wooden framed double glazed window to rear aspect having views of the sea.

BATHROOM
Panelled bath with mixer tap and shower attachment, separate walk in shower enclosure, pedestal wash hand basin, concealed cistern dual flush low level wc, part tiled walls, radiator, coving to ceiling, wooden framed double glazed window to rear aspect with sea views.

REAR GARDEN
Raised veranda accessible from the kitchen, timber framed wooden balustrade, ample space for bistro style table and chairs to sit out and enjoy a quiet moment, steps down to the main section of garden. To the opposite side, there is access via the triple aspect living room to a raised patio, providing ample space for patio furniture, gated access to front and steps down to the main section of garden. The main section of garden is relatively low maintenance with a concrete patio, sections of lawn, variety of trees, access to built in storage and fenced boundaries.

BOILER ROOM
Housing the boiler and offering additional storage space.

GARDEN/ STORE ROOM
Two windows to side aspect, door to rear aspect, power and light, tiled flooring.

ARTIST/ YOGA STUDIO
33'9 x 11'1 (10.29m x 3.38m)
Tiled flooring, coving to ceiling, power and light, radiator, four UPVC double glazed windows with views onto the garden, wooden framed glazed door. Offering a versatile space.

GARAGE
18'2 max x 9'4 max (5.54m max x 2.84m max)
Converted into an air BnB studio or rental studio with original partially glazed wooden double opening doors to front, partially glazed door to rear aspect, wood flooring, power and light. Kitchen area with four ring gas hob, inset drainer-sink unit with mixer tap, door to:

EN SUITE SHOWER ROOM
Walk in shower, low level wc, tiled walls, tiled flooring, extractor for ventilation.

Council Tax Band: D





















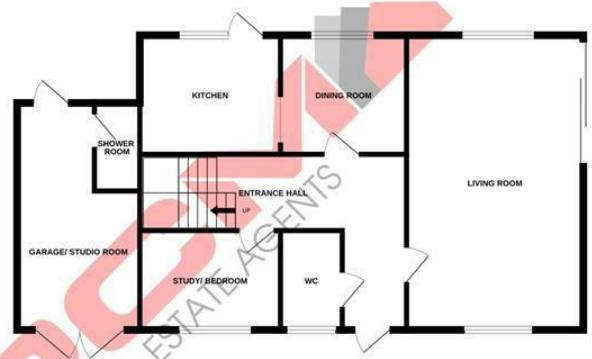




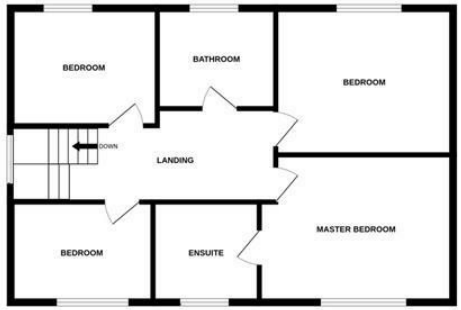
GROUND FLOOR



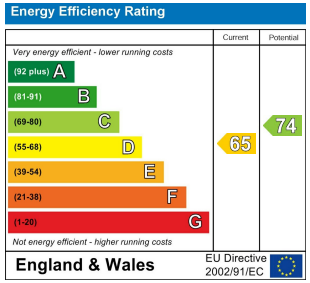
1ST FLOOR

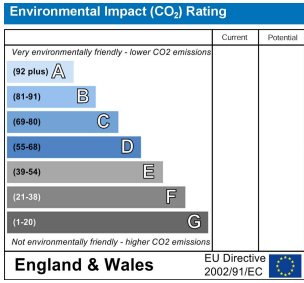


2ND FLOOR



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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