



ESTATE AGENTS

**47, Upper Glen Road, St. Leonards-On-Sea, TN37
7AX**

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Price £649,950

PCM Estate Agents are delighted to present to the market an opportunity to acquire this DETACHED FIVE/ SIX BEDROOM HOUSE, conveniently positioned on this sought-after St Leonards Road offering ADAPTABLE ACCOMMODATION arranged over two floors. The property has the benefit of a WOODLAND GARDEN, WORKSHOP and a SUN TERRACE.

The property is set back from the road with a sandstone path leading to the front door, providing LEVEL ACCESS, there is a neatly established front garden with a range of perennial plants. Accommodation comprises a porch, spacious entrance hall, living room with LOVELY VIEWS onto the front garden, OPEN PLAN DUAL ASPECT KITCHEN-DINING ROOM with French doors onto a raised VERANDA with LOVELY VIEWS onto the woodland garden at the rear, RECEPTION ROOM/ OPTIONAL BEDROOM and a ground floor SHOWER ROOM with UTILITY AREA. To the first floor the spacious landing provides access to FIVE BEDROOMS all of which have built in storage/ wardrobes, there is a MODERN SHOWER ROOM and a separate MODERN BATHROOM.

Externally the front offers potential for OFF ROAD PARKING subject to permission for a dropped kerb, there are GARDENS extending off the side and rear elevation with the rear being a WOODLAND GARDEN with POND and a cobbled path, having lots of established plants and shrubs. In addition, there is an undercroft storage area being useful for garden furniture/ equipment and also a WORKSHOP with French doors, power, light and access to running water. The workshop also benefits from its own separate electricity supply, making it ideal for use as a business.

Conveniently positioned within easy reach of popular schooling establishments and nearby amenities in the area, as well as link roads leading to nearby Hastings and Battle. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED SLIDING DOOR

Opening into:

PORCH

12'8 x 5'7 with additional 7'3 x 4'6 (3.86m x 1.70m with additional 2.21m x 1.37m) Spacious, part brick construction with double glazed windows to both side and front elevations having pleasant views onto the front garden, wood effect vinyl flooring, inset down lights. Offering a practical space for taking off shoes and hanging coats, double opening partially glazed door with bespoke stained glass leading to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, two under stairs storage cupboards, radiator, coving to ceiling, doors opening to:

LIVING ROOM

15'8 x 13'2 (4.78m x 4.01m)

Light and airy room with coving to ceiling, radiator, television and telephone point, period fireplace with stone hearth and a working fire, double glazed window to front aspect with lovely views onto the front garden.

KITCHEN-DINING ROOM

17'1 max x 19'6 (5.21m max x 5.94m)

Impressive dual aspect room with double glazed window to front, double glazed windows and French doors to rear enjoying pleasant views over the established garden and access onto the raised decked veranda. Fitted with a matching range of eye and base level cupboards and drawers with solid wood worktops over and tiled splashbacks, ample storage, island breakfast bar with additional storage space beneath, five ring gas hob with fitted cooker hood over and waist level double oven, ceramic one & ½ bowl drainer-sink unit with mixer tap, space for American style fridge freezer, radiator, combination of inset down lights and pendant lighting over the dining area, wood effect laminate flooring.

DECKED VERANDA

Wooden decked veranda with a combination of glass and wooden safety balustrade, providing ample outside space to sit out, eat al-fresco or simply enjoy the lovely views over the established garden, outside lighting, access into optional reception room/ bedroom.

RECEPTION ROOM/ OPTIONAL BEDROOM

13'4 x 13' (4.06m x 3.96m)

Coving to ceiling, radiator, combination of down lights and ceiling light, television point, double glazed windows and French doors to rear aspect providing views and access onto the decked veranda and the garden beyond.

SHOWER ROOM

Modern suite comprising a large walk in corner shower, vanity enclosed wash hand basin with chrome mixer tap, low level wc, ladder style heated towel rail, down lights, coving to ceiling, tiled walls, extractor fan for ventilation, wood effect tiled flooring, mirrored sliding doors opening into:

UTILITY AREA

Space and plumbing for appliances such as washing machine, tumble dryer and also houses the boiler. This room offers additional storage space and incorporated shelving. There is also a double glazed pattern glass window to rear aspect.

FIRST FLOOR LANDING

Radiator, double glazed window to front aspect, loft hatch providing access to a large boarded loft space with pull down ladder, power and light.

BEDROOM

16' x 12'9 (4.88m x 3.89m)

Fitted wardrobes with mirrored sliding doors concealing the power points and television point, with shelving and hanging rails, coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

14'2 x 13'1 (4.32m x 3.99m)

Coving to ceiling, radiator, television point, fitted wardrobes with mirrored sliding doors providing ample storage space with shelving and hanging rails, double glazed window to rear aspect with views over the garden.

BEDROOM

13'3 x 10'5 (4.04m x 3.18m)

Coving to ceiling, radiator, fitted wardrobes with mirrored sliding doors having shelving and hanging rails, television point, double glazed window to rear aspect with views onto the garden.

BEDROOM

12'3 x 6'4 (3.73m x 1.93m)

Coving to ceiling, radiator, fitted storage cupboard, glazed double opening doors with shelving (could be removed), double glazed window to front aspect.

BEDROOM

9'7 x 7'4 (2.92m x 2.24m)

Radiator, coving to ceiling, television point, double glazed window to rear aspect with views over the garden.

SHOWER ROOM

Modern suite comprising a large walk in shower unit with electric shower, low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder heated towel rail, coving to ceiling, down lights, extractor fan for ventilation, tiled flooring, part tiled walls, double glazed window with obscured glass to rear aspect.

BATHROOM

Modern suite comprising a large bathtub with mixer tap and shower attachment, low level wc, vanity enclosed wash hand basin with chrome mixer tap, built in storage, wood effect tiled flooring, part tiled walls, ladder style heated towel rail, down lights, double glazed window with pattern glass to front aspect.

OUTSIDE - FRONT

Landscaped front garden with Indian sandstone path leading to the front door, wide path being wheelchair friendly, raised planting beds providing a variety of perennial flowers and offering an array of colour, side access from both elevations to the rear garden.

REAR GARDEN

Wrap around garden extending off the rear and side elevations. The side elevation is mainly lawned and provides side access to the front and a lower courtyard providing an ideal space for bistro style table and chairs to sit out and enjoy a coffee. The rear is a woodland style garden with wildlife pond, established with a variety of mature shrubs and plants along with mature trees, outside water tap, The garden attracts wildlife including fox's, squirrels and birds, offering a serene and quiet outdoor space. There is also a composting area, fenced boundaries and a cobbled path. There is also storage set beneath the raised deked veranda and under croft storage set beneath the house with lighting, providing a practical space for storing garden furniture/ equipment.

WORKSHOP

16'7 x 12'7 (5.05m x 3.84m)

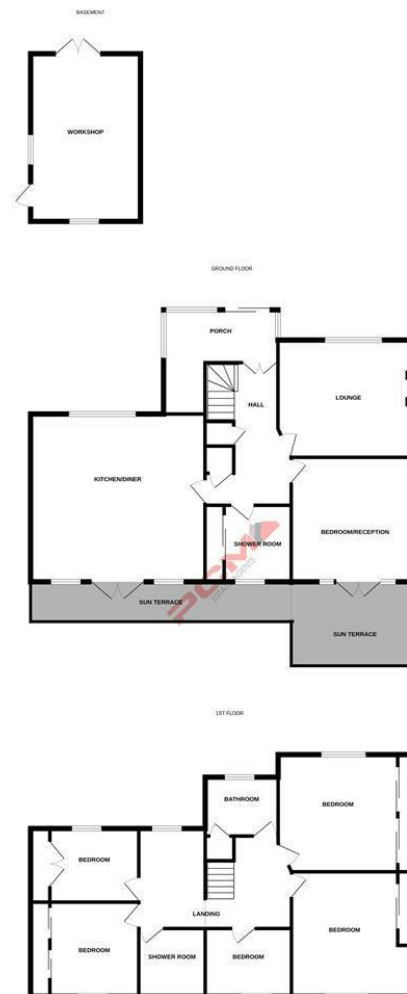
Located at the front but set down beneath the main house being accessible from the front garden and also having side access from the street. Power and lighting, radiator, access to water, having a separate meter making it easy to use for business. Double glazed French doors opening to a courtyard area and double glazed window and door to side elevation and further double glazed widow to the rear elevation. There are also external power points.

Council Tax Band: E

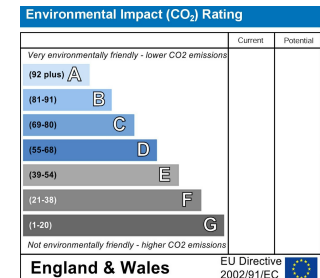
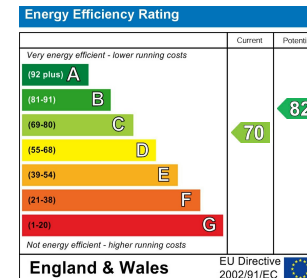








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