



ESTATE AGENTS

**4, Hoover Close, St. Leonards-On-Sea, TN37 7TA**

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**Price £460,000**



PCM Estate Agents are delighted to present to the market a unique opportunity to secure this MODERN LINK-DETACHED FIVE BEDROOMED HOUSE tucked away in this quiet cul-de-sac location with lots of OFF ROAD PARKING and a LANDSCAPED FAMILY FRIENDLY TERRACED GARDEN. CHAIN FREE .

Inside the property offers well-appointed and well-proportioned MODERN ACCOMMODATION arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, living room, SEPARATE DINING ROOM, kitchen with separate UTILITY ROOM, ground floor bedroom, upstairs landing, FOUR FURTHER BEDROOMS in addition to a family bathroom with separate shower. The property has a driveway to the front providing OFF ROAD PARKING for multiple vehicles and the REAR GARDEN has been sympathetically landscaped and terraced to create a LOVELY OUTDOOR SPACE for families and children to enjoy. The property also has benefits including gas fired central heating, double glazing and well-presented accommodation.

Tucked away in this quiet cul-de-sac location on this sought-after development within St Leonards, close to a number of popular schooling establishments and local amenities. This property must be viewed to fully appreciate the overall space and position on offer.

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

#### **DOUBLE GLAZED FRONT DOOR**

Leading to;

#### **ENTRANCE HALL**

Radiator, coving to ceiling, wall mounted thermostat control for gas fired central heating, door to;

#### **DOWNSTAIRS WC**

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashback, radiator, double glazed window to side aspect.

#### **LIVING ROOM**

19'10" narrowing to 11'7" x 19'6" into bay (6.05m narrowing to 3.53m x 5.94m into bay )  
Exposed brick fireplace with stone hearth and open fire, two double radiators, under stairs storage cupboard, stairs rising to upper floor accommodation, telephone and television point, coving to ceiling, doors to kitchen and double opening doors to dining room, double glazed bay window to front aspect.

#### **DINING ROOM**

12' x 10'6" (3.66m x 3.20m)  
Coving to ceiling, double radiator, double glazed sliding patio doors to rear aspect providing access to garden and affording pleasant views over the garden.

#### **KITCHEN**

12'6" x 7'9" (3.81m x 2.36m)  
Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over, waist level double oven and grill, inset one ½ bowl drainer/ sink unit with mixer tap, space and plumbing for dishwasher, double radiator, part tiled walls, wood laminate flooring, coving to ceiling, double glazed window to rear aspect with pleasant views over the garden, doorway leading to;

#### **UTILITY**

8'3" x 6'1" (2.51m x 1.85m)  
Coving to ceiling, double radiator, part tiled walls, wall mounted boiler, range of base level cupboards, inset drainer/ sink unit, space and plumbing for washing machine, space for tumble dryer, space for tall fridge freezer, double glazed window and door to rear aspect with views and access onto the garden.

#### **BEDROOM**

13'3" x 8'5" (4.04m x 2.57m)  
Radiator, wall mounted consumer unit for the electrics, Velux window to front and Velux window to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, airing cupboard, double glazed window to side aspect, door to;

#### **BEDROOM**

12'2" x 12'2" (3.71m x 3.71m)  
Coving to ceiling, radiator, double glazed window to front aspect with far reaching views over St Leonards and views towards Eastbourne, the sea and Beachy Head.

#### **BEDROOM**

11'8" x 10'2" (3.56m x 3.10m)  
Coving to ceiling, radiator, double glazed window to rear aspect with pleasant views over the garden.

#### **BEDROOM**

8'6" x 8'5" (2.59m x 2.57m)  
Radiator, coving to ceiling, double glazed window to rear aspect with pleasant views over the landscaped garden.

#### **BEDROOM**

8'8" x 7'1" (2.64m x 2.16m)  
Coving to ceiling, radiator, double glazed window to front aspect with far reaching views over St Leonards and views towards Eastbourne, the sea and Beachy Head.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, separate walk in shower enclosure, pedestal wash hand basin, low level wc, part tiled walls, radiator, double glazed opaque glass window to side aspect.

#### **FRONT GARDEN**

The property has off road parking for multiple vehicles and access to;

#### **GARAGE**

17' x 16' (5.18m x 4.88m)  
Restricted height due to the bedroom over the garage, gas meter, power and light, up and over door.

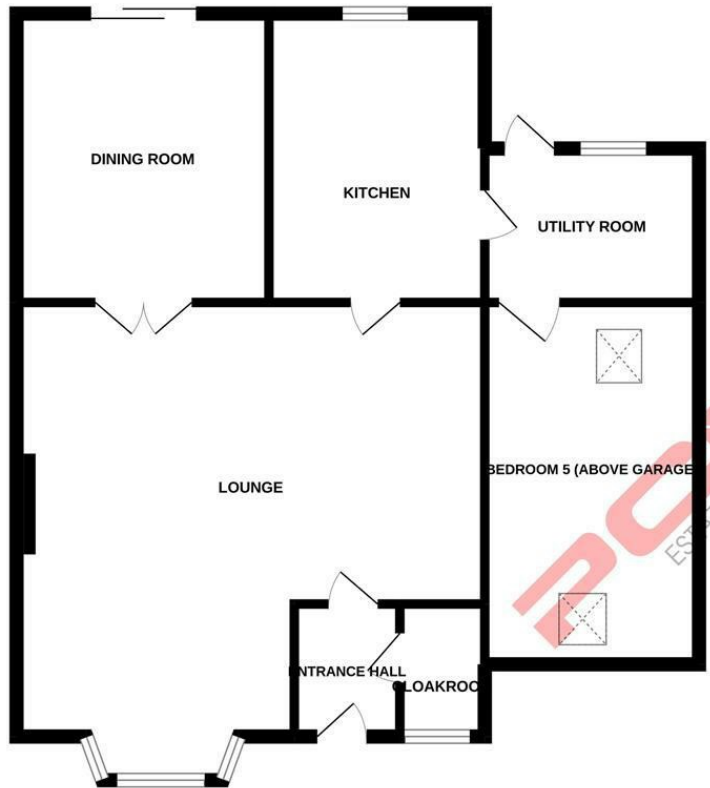
#### **REAR GARDEN**

Large decked patio abutting the property, ample space for patio furniture to sit out, relax and enjoy, the patio extends down the side with gated access to front. The garden is terraced with a few steps up from the decked patio to a section laid with artificial lawn and fenced, this would be a suitable area for children to play. There are two further terraces, one that is laid with artificial lawn and offering space for sun loungers to sit out and enjoy and the last terrace is planted with an array of plants, shrubs and fruit trees. Fenced boundaries, outside lighting, outside water tap.

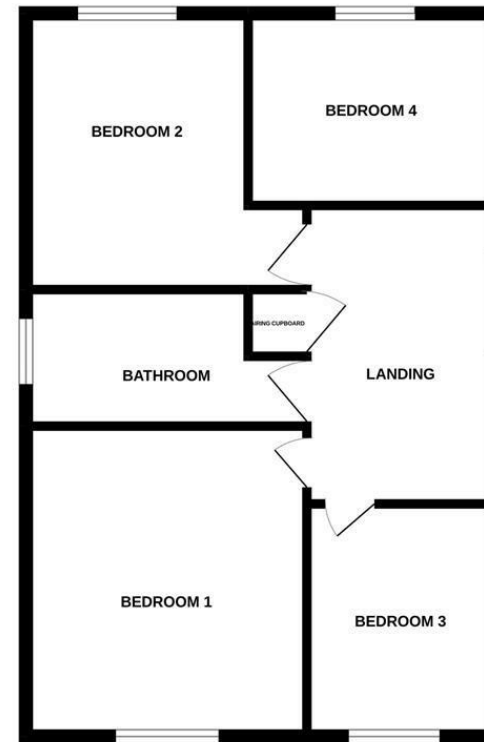
Council Tax Band: E



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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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	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.