



ESTATE AGENTS

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Price £875,000

PCM Estate Agents are delighted to present to the market a UNIQUE OPPORTUNITY to secure this stand alone, FOUR BEDROOM EXTENDED DETACHED FAMILY HOME located on this incredibly sought-after road in St Leonards, having lovely views over Buckshole Reservoir, a block paved drive providing OFF ROAD PARKING for multiple vehicles in addition to a GARAGE with electric roller door and a TERRACED LANDSCAPED GARDEN with LARGE 26ft STUDIO.

Inside this EXCEPTIONALLY WELL PRESENTED DETACHED FAMILY HOME the accommodation is versatile and comprises an IMPRESSIVE OPEN PLAN KITCHEN-DINING-FAMILY ROOM having a range of INTEGRATED APPLIANCES and DOUBLE HEIGHT CEILING with floor to ceiling windows, BI-FOLD DOORS onto the garden and a WOOD BURNING STOVE, in addition there is a separate LIVING ROOM/ SNUG and DOWNSTAIRS WC. Upstairs, the spacious landing provides access to THREE of the four BEDROOMS which have LOVELY VIEWS over Buckshole Reservoir. On this landing there is also the main family bathroom, a PLAYROOM which leads to a MEZZANINE BALCONY with views down into the open plan room and provides access to the MASTER BEDROOM with WALK-IN DRESSING ROOM in addition to an EN-SUITE SHOWER ROOM.

The property has undergone extensive remodelling and refurbishment over the years and offers MODERN & CONTEMPORARY STYLISH ACCOMMODATION with HIGH SPECIFICATION fixtures and fittings. The property is accessed via a substantial block paved drive providing OFF ROAD PARKING for multiple vehicles, the aforementioned LANDSCAPED REAR GARDEN which is a delightful feature benefitting from a sandstone patio abutting the property and terraced sections of lawn. In the garden there is a DETACHED BUILDING which is currently used as a STUDIO/ GOLF SIMULATOR ROOM, this room provides opportunities for home and income and could be utilised in many different ways.

This is a PERFECTLY POSITIONED FAMILY HOME that must be viewed to fully appreciate the position and space on offer. Please call now to book your viewing

COMPOSITE DOOR

With double glazed window to side aspect opening onto:

ENTRANCE HALL

Solid oak wood flooring, matching skirtings and door frames, wall mounted security alarm pad, wall mounted digital control for gas fired central heating, access to an integral garage and door to:

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashback, solid oak wood flooring, wall mounted chrome ladder style heated towel rail, double glazed window to side aspect.

SNUG/ LIVING ROOM

18' x 12'2 (5.49m x 3.71m)

Double glazed bow window to front aspect, feature radiator, feature media wall with recessed shelving and down lights, wall mounted wall bracket for television, fireplace with slate hearth and inset wood burning stove.

KITCHEN-DINING ROOM

27' narrowing to 17'7 x 16'5 narrowing to 8'4 (8.23m narrowing to 5.36m x 5.00m narrowing to 2.54m)

Impressive room with bespoke made to measure kitchen, built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having solid wood worktops over and a combination of Corian & solid wood oak worktops, appliances incorporating two ovens, microwave, space for American style fridge freezer, double bowl stainless steel sink with mixer spray tap, integrated wine cooler, Neff fitted dishwasher and washing machine, integrated waste disposal bin, central island with integrated Corian worktops with a range of further fitted cupboards and drawers, feature LA induction hob with pop up extractor, pop up power point bank built into the solid oak worktop, breakfast bar made with Corian, ample space for large dining table with feature pendant hanging light over as well as inset down lights throughout the open plan space, wall mounted vertical radiator, under stairs storage cupboard which also conceals the Worcester boiler, solid oak flooring again with matching skirting boards and doors/door frames, double glazed windows to both side and rear elevations with the rear window looking onto the patio and over the garden. Open plan to:

FAMILY ROOM

14'6 x 11'9 (4.42m x 3.58m)

Continuation of the solid oak flooring with matching skirting, two wall mounted radiators one of which is vertical, wood burning stove with toughened glass hearth, television point, down lights, ceiling mounted surround sound, double height ceiling with floor to ceiling feature window, double glazed windows to side and rear, double glazed bi folding doors providing access onto the garden.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, radiator, inset down lights, storage cupboard. Separated into two sections with a sliding door to an inner landing with down lights and access to two of the bedrooms and a Jack & Hill en suite.

PLAYROOM

14'7 x 10'2 (4.45m x 3.10m)

Wall mounted vertical radiator, built in storage over the stairs, open plan to the mezzanine balcony made with toughened glass and solid oak balustrades, views down into the family room and out of the large floor to ceiling windows over the garden.

BEDROOM ONE

12'1 x 9' (3.68m x 2.74m)

Radiator, borrowed light windows, double glazed windows to rear aspect with views onto the garden, opening to:

DRESSING ROOM

9'9 x 7'7 (2.97m x 2.31m)

Ample space for wardrobes, inset down lights, further opening to:

EN SUITE JACK & JILL SHOWER ROOM

9'3 max x 9'1 (2.82m max x 2.77m)

Shower area with ceiling fitted chrome waterfall style shower head, dual flush low level wc, wall mounted vanity enclosed wash hand basin with ample storage set beneath and chrome mixer tap, down lights, extractor for ventilation, ladder style heated towel rail, tiled walls and flooring, double glazed window to side aspect, return door to landing area.

BEDROOM TWO

13'1 narrowing to 8'7 x 8'9 (3.99m narrowing to 2.62m x 2.67m)

Radiator, double glazed window to front aspect with lovely views extending over the front of the house and out onto the Buckshole reservoir.

BEDROOM THREE

9'1 x 8'8 (2.77m x 2.64m)

Radiator, double glazed window to front aspect with lovely views extending off the front of the house and over the Buckshole reservoir.

BEDROOM FOUR

9'4 x 8'7 (2.84m x 2.62m)

Radiator, double glazed window to front aspect with lovely views over the Buckshole reservoir.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over bath, chrome shower fixing with waterfall style shower head and further hand-held shower attachment, pedestal wash hand basin, low level wc, radiator, double glazed windows to both rear and side elevations.

GARAGE

16'4 x 9' (4.98m x 2.74m)

Electric roller door, power and light, telephone & Wifi points, personal door to entrance hall.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles.

REAR GARDEN

A delightful feature of this beautiful family home is the landscaped and sympathetically terraced rear garden, arranged over four terraces with the first being a sandstone patio abutting the property which extends down the side with gates access to the block paved driveway to the front. Few steps up onto the second terrace which is laid to lawn with retaining railway sleepers and steps rising to the second terrace which again is very useable and laid to lawn with retaining railway sleepers. The fourth terrace is laid to lawn with a wooden shed and pleasant views extending back towards the house and over towards Alexandra Park. The fourth terrace also provides access to:

POTENTIAL OFFICE AREA

19'2 narrowing to 13'8 x 6'2 (5.84m narrowing to 4.17m x 1.88m))

Currently unfinished but wouldn't take a lot to finish off and create a useable home office, double glazed window to side and front aspects looking back down the garden and taking in those lovely views over rooftop and out to Alexandra park. This area is accessible via a privacy door. Above the office space leads to:

OUTSTANDING STUDIO AREA

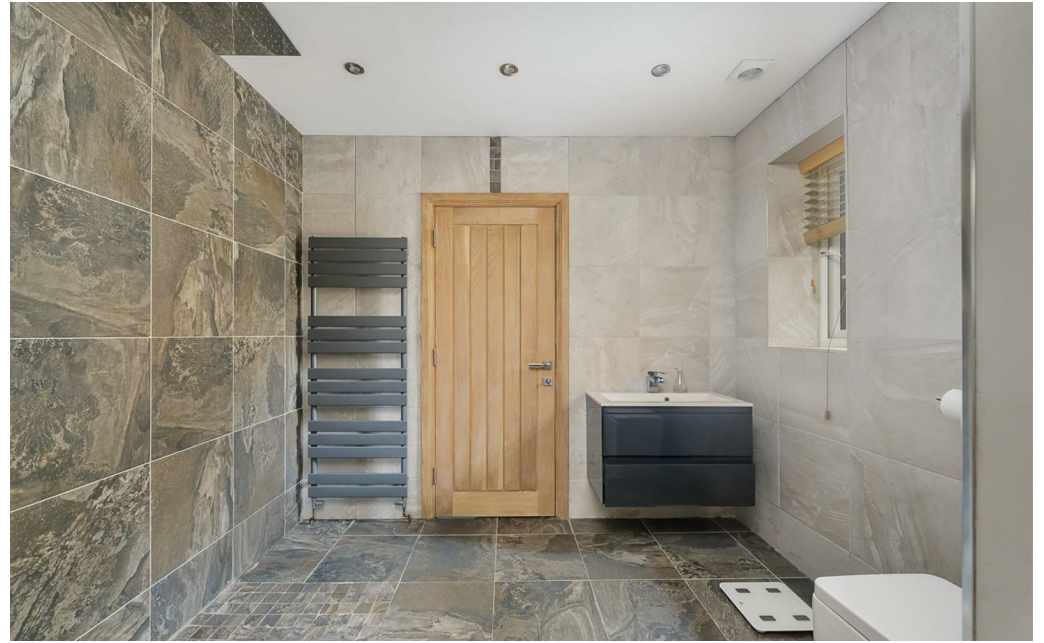
26' x 18'1 (7.92m x 5.51m)

With balcony, combination of chrome and toughened glass balustrade benefitting from the best views looking back on the garden, over rooftops, over Hastings and Alexandra Park. Double glazed bi-folding doors provide access to the amazing studio with a ceiling height of approximately 11ft. This impressive space is currently utilised as a golf simulator room and has power, light and fitted air conditioning/ heating system. This space is versatile and could be adapted and utilised in many different ways. This impressive building is well-designed and fits in well within the garden with a combination of wood and cladding. The garden also extends beyond this building to a hedged boundary at the rear.

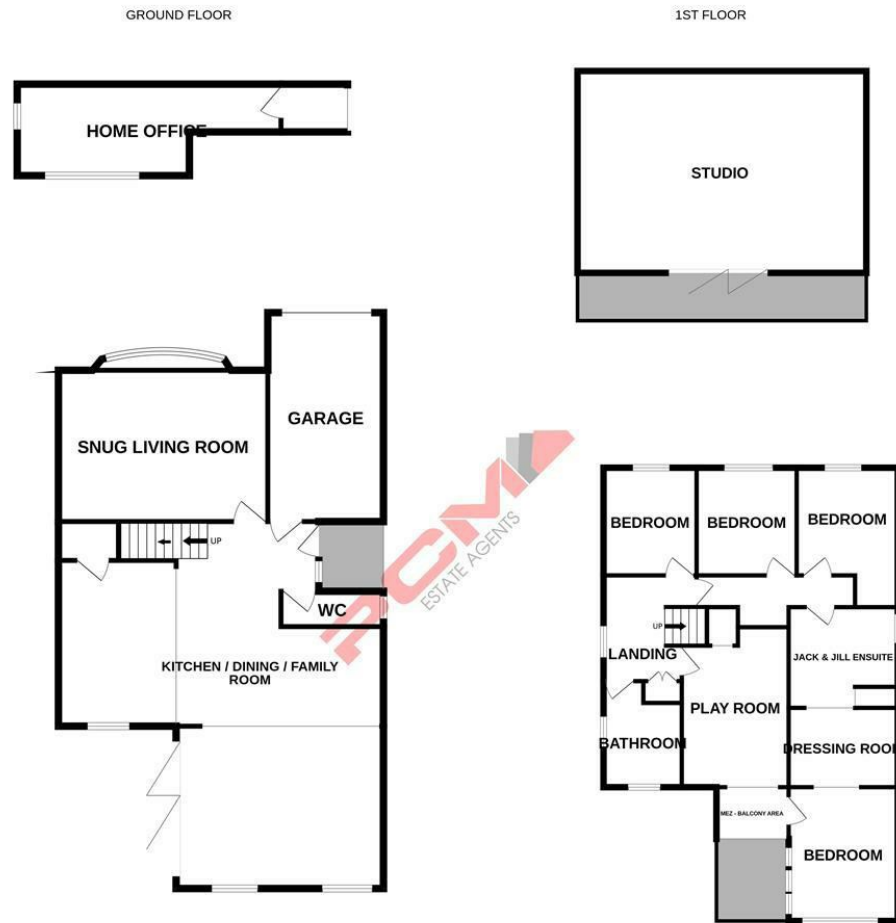
AGENTS NOTE

The vendor has advised that the golf simulator equipment will be incorporated within the sale, subject to additional negotiations.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 is given 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.