



ESTATE AGENTS

38, Archery Road, St. Leonards-On-Sea, TN38 0FZ

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Price £470,000

PCM Estate Agents are delighted to present to the market this REGENCY STYLE SEMI-DETACHED FOUR BEDROOMED MODERN HOUSE forming part of this renowned and well sought-after INTIMATE DEVELOPMENT. Located in St Leonards, within walking distance to St Leonards Gardens, seafront, promenade and the hub of central St Leonards including Warrior Square railway station, Kings Road and Norman Road with a range of amenities.

This property has been built within the last few years and offers exceptionally well-proportioned LIGHT AND AIRY ACCOMMODATION arranged over three floors comprising an entrance hall, GOOD SIZED LIVING ROOM with LOVELY VIEWS extending over St Leonards and OUT TO SEA, FOURTH BEDROOM and a wc. To the lower floor is an IMPRESSIVE OPEN PLAN KITCHEN-DINING-FAMILY ROOM with bi-fold doors onto a LANDSCAPED GARDEN, and a separate UTILITY ROOM, whilst to the first floor are THREE FURTHER BEDROOMS and a LARGE FAMILY BATHROOM. The property benefits from having gas fired central heating, double glazing and a block paved drive providing OFF ROAD PARKING for two vehicles side-by-side.

Please call the owners agents now to arrange your viewing. CHAIN FREE

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Stairs to upper and lower floor accommodation, radiator, large storage cupboard, wall mounted security alarm pad, telephone point, consumer unit for the electrics.

DOWNSTAIRS WC

9'3 x 4'2 (2.82m x 1.27m)

Wood effect vinyl flooring, radiator, pedestal wash hand basin, low level wc, double glazed obscured glass window to side aspect.

LIVING ROOM

15'4 x 12'9 (4.67m x 3.89m)

Radiator, television point, two double glazed windows to rear aspect with far reaching views over St Leonards.

BEDROOM

14' x 10'8 narrowing to 9'1 (4.27m x 3.25m narrowing to 2.77m)

Built in wardrobes, radiator, television point, dual aspect room with double glazed sash window to side and further double glazed sash window to front.

LOWER FLOOR HALLWAY

Spacious with continuation of the wood effect vinyl flooring, wall mounted digital control for gas fired central heating, radiator, doors opening to utility room and to:

KITCHEN-DINING-FAMILY ROOM

18'8 x 16' (5.69m x 4.88m)

Dual aspect with double glazed sash windows to side, double glazed bi-folding doors opening to the garden and providing a pleasant outlook onto the garden with some partial views still be enjoyed to the sea. Impressive open plan family room with a large kitchen area fitted with a range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, integrated tall fridge freezer, ample space for dining table and sofa, continuation of the wood effect vinyl flooring.

UTILITY ROOM

12'4 x 8' (3.76m x 2.44m)

Wood effect vinyl flooring, radiator, double glazed sash window to side aspect, wall mounted boiler, fitted with a matching range of eye and base level cupboards, space and plumbing for washing machine, inset drainer-sink unit with mixer tap.

FIRST FLOOR LANDFING

Storage cupboard, radiator, door to:

BEDROOM ONE

15'3 x 9'8 (4.65m x 2.95m)

Loft hatch providing access to loft space, radiator, built in wardrobes, dual aspect room with double glazed sash windows to side and front aspects.

BEDROOM TWO

13'5 x 8'7 (4.09m x 2.62m)

Radiator, dual aspect room with double glazed sash windows to side and rear aspects having far reaching views over St Leonards and to the sea.

BEDROOM THREE

12' narrowing to 10' x 7'2 (3.66m narrowing to 3.05m x 2.18m)

Radiator, double glazed sash window to rear aspect having far reaching views over St Leonards and to the sea.

BATHROOM

Large and comprising a white suite with panelled bath having mixer tap and shower over, glass shower screen, vanity enclosed wash hand basin, low level wc, radiator, part tiled walls, extractor for ventilation, wood effect vinyl flooring, double glazed sash obscured glass window to side aspect.

OUTSIDE - FRONT

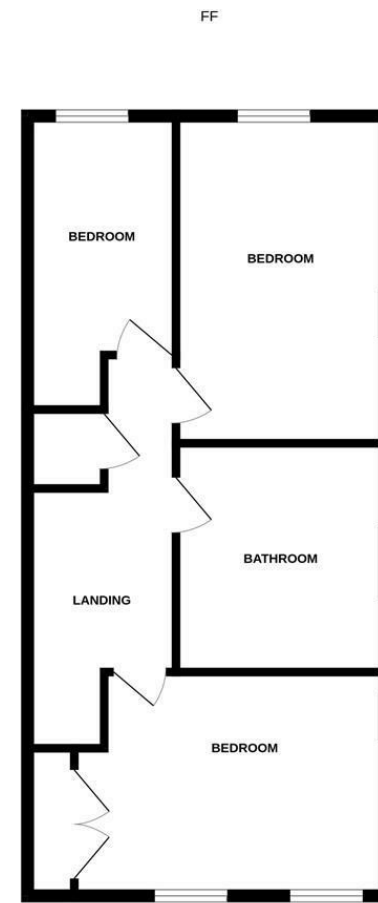
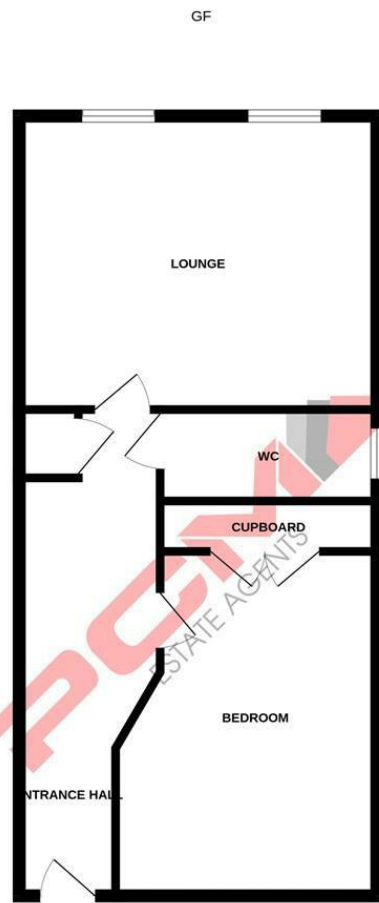
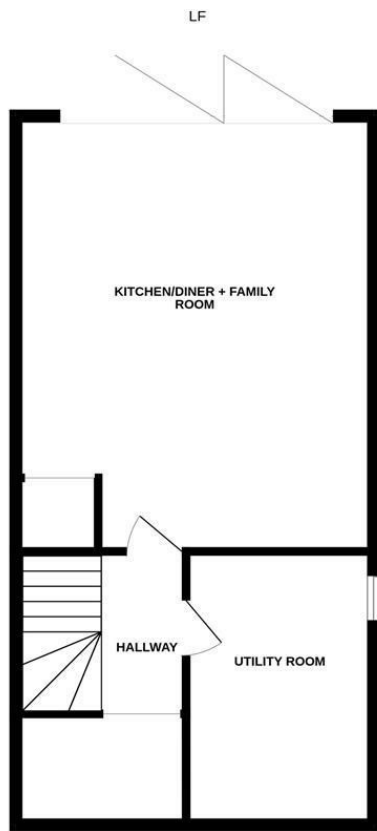
Block paved drive providing off road parking for two vehicles side-by-side.

REAR GARDEN

Mainly laid to lawn with fenced boundaries, mature plants and shrubs, patio area, outside tap and gated side access.

Council Tax Band: D





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			92
(81-91) B		86	
(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.