



**PCMA**  
ESTATE AGENTS

**5 Turner Close, Charles Road West, St. Leonards-On-Sea, TN38 0TX**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**£425,000**

**\*\* BRAND NEW HOUSE - READY NOW \*\***

PCM Estate Agents are delighted to present to the market this BRAND NEW THREE BEDROOMED DETACHED HOUSE within this QUALITY DEVELOPMENT of just 10 HOUSES located in the sought-after West St Leonards area.

The property enjoys a LIGHT AND SPACIOUS ENTRANCE HALL providing access onto a GOOD SIZED LOUNGE-DINING ROOM with BI-FOLD DOORS opening to a LEVEL GARDEN. The QUALITY FITTED KITCHEN includes a range of INTEGRATED APPLIANCES and GRANITE WORKTOPS. There is also a CLOAKROOM downstairs, whilst upstairs there is an EN SUITE to the MASTER BEDROOM and a LUXURY FAMILY BATHROOM.

The property also comes with gas central heating with a fitted NEST system, TWO ALLOCATED PARKING SPACES and a 10 YEAR WARRANTY.

Located within easy reach of a number of local amenities at Silverhill and not far from central St Leonards with its range of boutique shops and eateries, and cafe's, as well as St Leonards seafront, promenade. There are a number of popular schools within easy distance.

**COMPOSITE DOUBLE GLAZED FRONT DOOR**

Leading to;

**ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage cupboard, wall mounted digital control for gas fired central heating, radiator, smoke alarm, wood effect LVT style flooring, double glazed sash window to side aspect.

**DOWNSTAIRS WC**

Concealed cistern dual flush wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, chrome ladder style heated towel rail, wood effect LVT flooring, extractor for ventilation, down lights, part tiled walls.

**LOUNGE-DINING ROOM**

17'1 x 11'5 (5.21m x 3.48m)

Wall mounted vertical radiator, smoke alarm, television point, double glazed bi-folding doors onto an impressive and relatively level family friendly garden.

**KITCHEN**

14'8 into bay x 10'7 (4.47m into bay x 3.23m )

Quality fitted kitchen with a range of matching eye and base level cupboards and drawers fitted with soft close hinges and having granite worktops and upstands over, four ring AEG induction hob with AEG cooker hood over, granite splashbacks, separate waist level oven and grill, integrated tall fridge freezer, integrated dishwasher and washer/ dryer, sunken sink with mixer tap and moulded drainer into the granite counter tops, inset down lights, radiator, wood effect LVT flooring, door to cupboard offering ample storage space but also housing the Ideal boiler and wall mounted consumer unit for the electrics, radiator, double glazed sash bay window to front aspect and further double glazed sash window to side aspect.

**FIRST FLOOR LANDING**

Loft hatch providing access to loft space having pull down ladder , smoke alarm, door to;

**BEDROOM ONE**

12'5 x 10'9 (3.78m x 3.28m )

Radiator, television point, double glazed window and French doors to rear aspect overlooking garden and to a Juliette balcony, door to;

**EN SUITE**

Part tiled walls with matching floor tiled, walk in shower with chrome waterfall style shower head and further hand-held shower attachment, wall mounted vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, concealed cistern dual flush low level wc, chrome ladder style heated towel rail, shaver point, down lights, extractor for ventilation, double glazed sash window to rear aspect.

**BEDROOM TWO**

10'9 x 8'4 (3.28m x 2.54m )

Radiator, television point, double glazed sash window to side and front aspect.

**BEDROOM THREE**

10'2 x 8'2 (3.10m x 2.49m )

Radiator, built in cupboard over stairs, double glazed sash window to front aspect.

**BATHROOM**

Part tiled walls with matching floor tiles, P shaped panelled bath with chrome mixer tap, chrome shower over bath with waterfall style shower head and further hand-held shower attachment, wall mounted vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, concealed cistern dual flush low level wc, chrome ladder style heated towel rail, shaver point, down lights, extractor for ventilation, double glazed sash window to side aspect.

**REAR GARDEN**

Stone patio abutting the property, gated side access with stone patio path to the side elevation, outside water tap, outside power point and outside lighting, section of lawn, concrete hand-standing with shed (incorporated within the sale), power points located to the side of the property.


**PARKING**

Two allocated parking bays.

Council Tax Band:



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	