



ESTATE AGENTS

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Offers In Excess Of £475,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this EXCEPTIONALLY WELL-PRESENTED DETACHED FOUR BEDROOM FAMILY HOME tucked away in this quiet cul-de-sac location with LARGE GARAGE, DOUBLE DRIVEWAY and a BEAUTIFULLY LANDSCAPED GARDEN.

This MODERN HOME benefits from having gas fired central heating and double glazing, with well-proportioned accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, inner hall providing access to a DUAL ASPECT LOUNGE-DINER leading seamlessly to a CONSERVATORY, an IMPRESSIVE NEWLY FITTED OPEN PLAN KITCHEN-DINING-FAMILY ROOM with HIGH END INTEGRATED APPLIANCES including a kettle tap, wine cooler, dishwasher, full height fridge and separate freezer. BI-FOLDING DOORS open on onto the LANDSCAPED GARDEN from this fabulous room in addition having a door opening into the the large garage.

Upstairs, there is a MASTER BEDROOM with EN SUITE BATHROOM, THREE FURTHER WELL PROPORTIONED BEDROOMS and a main family bathroom all located off of the spacious landing. The landing also offers ample storage space and there are PLEASANT VIEWS off the front of the house towards Beachy Head and even VIEWS OF THE SEA.

This MODERN HOME must be viewed to fully appreciate the overall space and position on offer, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Radiator, wall mounted security alarm pad, coving to ceiling, solid oak flooring, door opening to hall and further door to:

DOWNSTAIRS WC

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

INNER HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, solid oak flooring, wooden partially glazed door to opening to double aspect lounge-diner and separate door opening to a modern kitchen-breakfast room.

LIVING ROOM

15'7 x 10'8 (4.75m x 3.25m)

Coving to ceiling, television and telephone points, oak flooring, radiator, double glazed window to front aspect with pleasant views off the front of the house onto the South Downs, double glazed obscured glass window to side aspect, open plan to:

DINING ROOM

11'8 x 10'2 (3.56m x 3.10m)

Solid oak flooring, coving to ceiling, radiator, double glazed window and French doors to rear aspect overlooking and providing access into:

CONSERVATORY

11'3 x 10' (3.43m x 3.05m)

Part brick construction with UPVC double glazed windows to both side and rear elevations, double glazed French doors onto the garden, radiator, wood effect laminate flooring.

KITCHEN-BREAKFAST ROOM

21'4 x 10'5 (6.50m x 3.18m)

Modern and newly fitted, built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having quartz countertops and matching upstands over, porcelain tiled flooring, wall mounted vertical radiator, island with quartz counter top and feature pendant hanging lighting over and further fitted storage below with integrated wine cooler, AEG combination hob with waist level oven, full height integrated fridge and full height integrated freezer, integrated dishwasher, AEG microwave oven and pull out warming drawer, sunken Blanco resin sink with moulded drainer into the quartz countertop and Quooker tap creating boiling hot water, and filtered cold water, down lights, double glazed window and bi-folding doors to rear aspect allowing for a pleasant outlook and access onto the garden.

GARAGE

19'9 x 13'1 (6.02m x 3.99m)

Electric roller door, mezzanine storage floor, wall mounted Worcester boiler, space and plumbing for washing machine and tumble dryer, sink with cupboard space beneath, wall mounted consumer unit for the electrics.

FIRST FLOOR LANDING

Two loft hatch's providing access to loft space, radiator, built in cupboard with slatted shelves and could be utilised as an airing cupboard.

BEDROOM ONE

13'6 x 12'3 (4.11m x 3.73m)

Radiator, coving to ceiling, double glazed window to rear aspect, door to:

EN SUITE BATHROOM

6'11 x 6'65 (2.11m x 1.83m)

Panelled bath with chrome mixer tap and shower attachment, concealed cistern dual flush low level wc with a vanity enclosed wash hand basin to the side with mixer tap and storage set beneath, radiator, wood laminate flooring, tiled walls, down lights, double glazed obscured glass window to rear aspect.

BEDROOM TWO

13' x 11'9 (3.96m x 3.58m)

Coving to ceiling, radiator, double glazed window to front with far reaching views off the front of the house to the sea and towards Beachy Head.

BEDROOM THREE

11'8 x 7'3 with additional 5'3 x 3'9 (3.56m x 2.21m with additional 1.60m x 1.14m)

Radiator, coving to ceiling, double glazed window to side and front aspects with far reaching views off the front of the house to to sea and Beachy Head.

BEDROOM FOUR

8' x 7'7 (2.44m x 2.31m)

Coving to ceiling, radiator, double glazed window to front aspect with pleasant views off the front of the front of the house.

BATHROOM

P shaped panelled bath with mixer tap and shower over bath with chrome waterfall style shower head, fitted shower head and further hand-held shower attachment, dual flush low level wc, wall mounted wash hand basin with chrome mixer tap, ladder style heated towel rail, part tiled walls, tiled flooring, double glazed obscured glass window to rear aspect.

REAR GARDEN

Stone patio abutting the property and offering ample outside space to entertain, beyond this section the garden is terraced with a wall retained lawn area with central steps up to the top two terraces accessible via steps to the side and retained to railway sleepers, further section of lawn and a seating area with fenced boundaries.

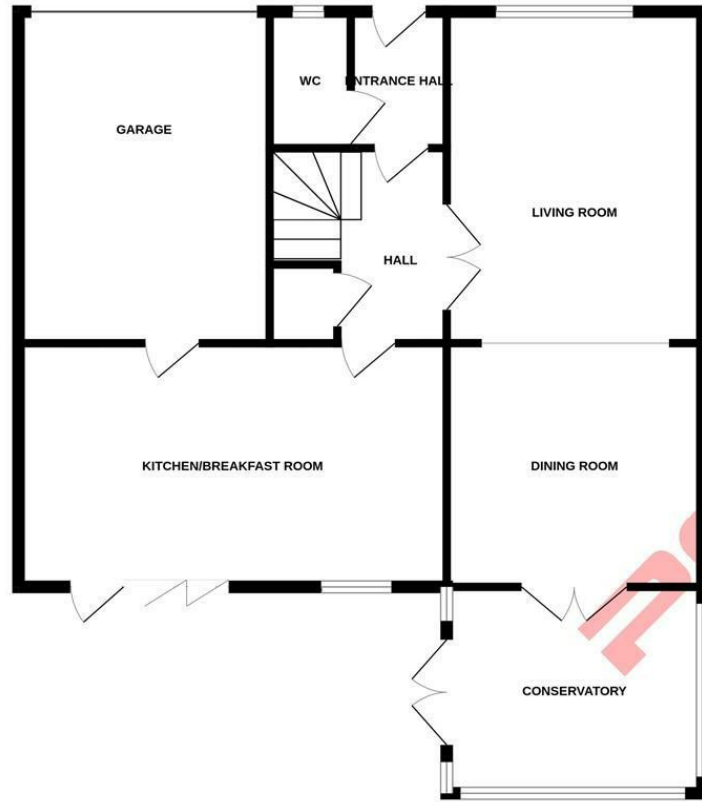
FRONT GARDEN

Lawned with double driveway providing off road parking for two vehicles side-by-side.

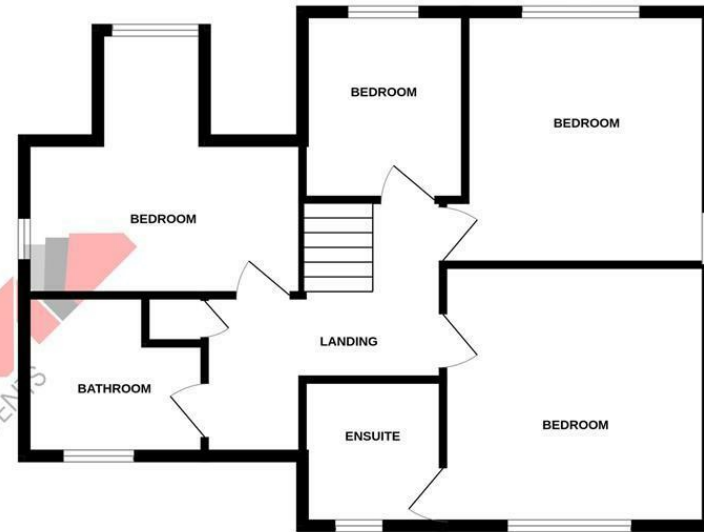
Council Tax Band: E



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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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) 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		