



ESTATE AGENTS

**56a, Filsham Road, St. Leonards-On-Sea, TN38  
0PA**

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

**Price £699,950**

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this MODERN DETACHED FIVE BEDROOMED, THREE BATHROOM, HOUSE with SUPERB VIEWS towards the sea and Beachy Head. Built approximately in the last two years with the remainder of a PROTEC BUILD WARRANTY. Located within the favourable West St Leonards region of the town.

The property has been built to a HIGH SPECIFICATION with UNDERFLOOR HEATING throughout, UPVC double glazed windows and an economical AIR SOURCE HEAT PUMP which heats the entire home via the underfloor heating and heats the water stored in the hot water cylinder.

This MODERN HOME is accessed via an ELECTRONIC GATE leading to a block paved drive providing OFF ROAD PARKING FOR MULTIPLE VEHICLES, a BEAUTIFULLY LANDSCAPED GARDEN to the rear and LOVELY VIEWS extending off the front of the house over Filsham Valley to the sea and to Beachy Head.

Step inside to be greeted by a spacious entrance hall, LARGE LIVING ROOM, LARGE KITCHEN-DINING-FAMILY ROOM with INTEGRATED APPLIANCES and BI-FOLDING DOORS opening onto a BEAUTIFULLY LANDSCAPED GARDEN. There is also a separate UTILITY ROOM offering practicality to this family home, as well as a GROUND FLOOR FIFTH BEDROOM and SHOWER ROOM. Upstairs, the MASTER BEDROOM has a WALK-IN-WARDROBE and EN SUITE SHOWER ROOM in addition to THREE FURTHER DOUBLE BEDROOMS with built in wardrobes and a main SHOWER ROOM, all located off of the spacious landing.

This LOVELY HOME has only been built in the last two years and offers contemporary décor, with a range of carpeted rooms and Karndean/ tiled rooms. There is space at the front of the property for a garage or car barn subject to relevant planning and building consents. We are advised that here was initially planning permission for a garage on the side of the house when it was first constructed.

We highly recommend viewing this MODERN FAMILY HOME in this very good location, call the owners agents now to book your viewing.

## **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Leading to:

### **ENTRANCE HALL**

Karndean flooring, stairs rising to upper floor accommodation, under stairs recessed area, underfloor heating with wall mounted digital control, wall mounted entry phone system to operate the electric wooden five bar gate, wall mounted security alarm pad, door to:

### **LIVING ROOM**

16'4 x 12'8 (4.98m x 3.86m)

Underfloor heating with wall mounted digital control, television point, double glazed window to front aspect having pleasant views over the front of the house and partial views of the sea, partially open plan to:

### **KITCHEN-DINER**

13'3 x 10'10 (4.04m x 3.30m)

Large open plan room located off the back of the house, Karndean flooring with underfloor heating with wall mounted digital control, ample space for entertaining and cooking, fitted with a matching range of eye and base level cupboards and drawers fitted with soft-close hinges and having Silestone countertops and matching upstands over, four ring AEG hob with fitted cooker hood over, two waist level ovens and an integrated microwave, sunken resin sink with mixer tap, space for American style fridge freezer, integrated dishwasher, double glazed window and bi-folding doors to rear aspect allowing for a pleasant outlook and seamless access onto the garden.

### **UTILITY ROOM**

6'9 x 6'4 (2.06m x 1.93m)

Karndean flooring with underfloor heating with wall mounted digital control, extractor fan for ventilation, range of fitted cupboards with soft-close hinges and Silestone countertops, space and plumbing for washing machine and tumble dryer, extractor fan for ventilation.

### **BEDROOM/ STUDY**

12'8 x 9'8 (3.86m x 2.95m)

Underfloor heating with wall mounted digital control, double glazed window to front aspect having pleasant views off the front of the house to the sea and towards Beachy Head.

## **GROUND FLOOR SHOWER ROOM**

Large walk in shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with storage set beneath and chrome mixer tap, part tiled walls, tiled flooring with underfloor heating, heated towel rail.

## **FIRST FLOOR LANDING**

Spacious with airing cupboard housing the tank and the controls for the air source heat pump, underfloor heating with wall mounted digital control, loft hatch providing access to loft space, double glazed window to front aspect with pleasant views off the front of the house extending over towards Beachy Head and the sea.

## **BEDROOM ONE**

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

Underfloor heating with wall mounted digital control, large walk in wardrobe with hanging rails and shelving, double glazed window to front aspect with pleasant views off the front of the house of the sea and towards Beachy Head, door to:

## **EN SUITE SHOWER ROOM**

Large walk-in shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, concealed cistern dual flush low level wc, heated towel rail, part tiled walls, tiled flooring, underfloor heating with wall mounted digital control, extractor fan, double glazed opaque glass window to side aspect.

## **BEDROOM TWO**

13'10 x 12'4 (4.22m x 3.76m)

Underfloor heating with wall mounted digital control, built in wardrobes, television point, double glazed window to front aspect, pleasant views extending off the front of the house towards the sea and Beachy Head.

## **BEDROOM THREE**

11'8 x 9'10 (3.56m x 3.00m)

Built in wardrobes, underfloor heating with wall mounted digital control, double glazed window to rear aspect with views onto the garden.

## **SHOWER ROOM**

Large walk-in shower enclosure with fitted chrome shower, waterfall style showerhead and further hand-held shower attachment, vanity enclosed wash hand basin with mixer tap and storage set beneath, concealed cistern dual flush low level wc, ladder style heated towel rail, part tiled walls, tiled flooring with underfloor heating and wall mounted digital control, extractor for ventilation, double glazed opaque glass window to rear aspect.

## **OUTSIDE**

The property is accessed via an electric wooden five bar gate to a block paved drive providing off road parking for multiple vehicles. There is also a Samsung air source heat pump and outside lighting.

## **REAR GARDEN**

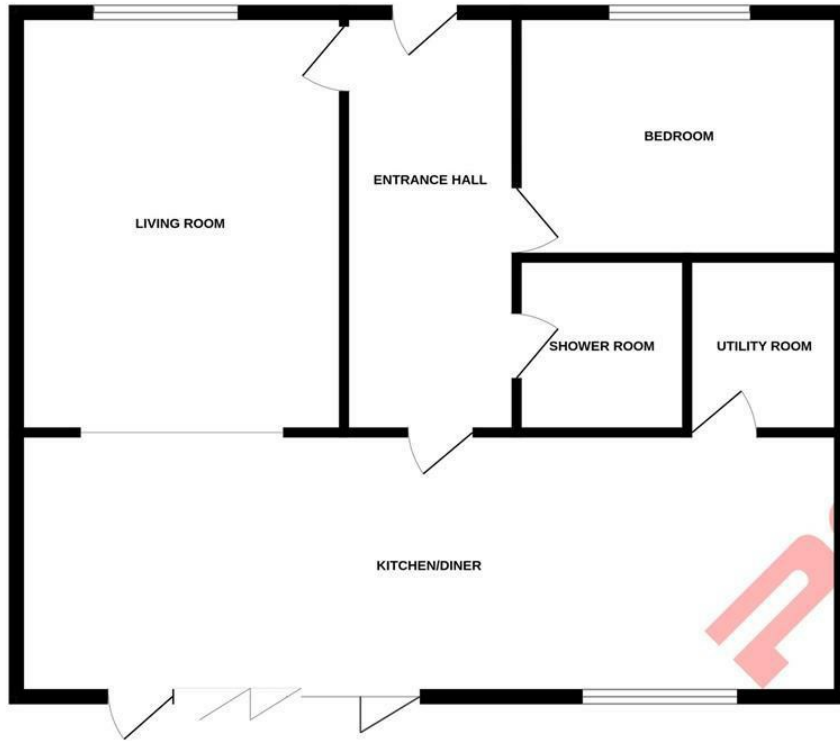
Landscaped and terraced garden with a stone patio abutting the property, feature retaining wall, large section of lawn and a decked patio offering ample outside space for families and to entertain. The stone patio then transitions into a pathway providing side access to the front garden. There is a large wooden shed made from railway sleepers and offering ample storage space, with external power points and lighting.



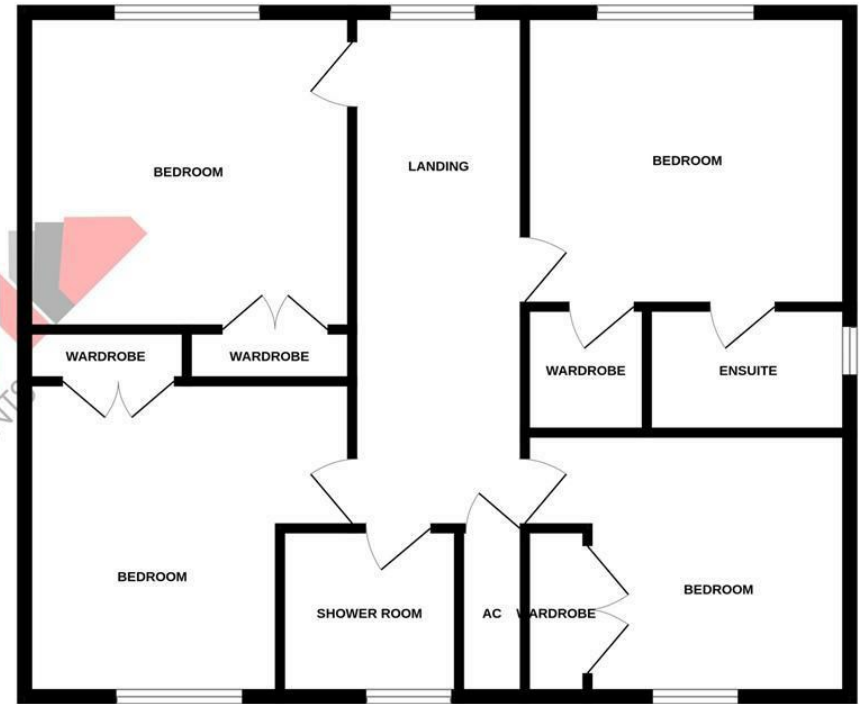




GROUND FLOOR



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.  
Made with Metropix ©2024

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>			
Not energy efficient - higher running costs			
<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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.