



ESTATE AGENTS

11, Fernside Avenue, St. Leonards-On-Sea, TN38 0UU

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £550,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this GEORGIAN STYLE DETACHED DOUBLE FRONTED FIVE BEDROOM, TWO RECEPTION ROOM PLUS CONSERVATORY HOUSE, located on this incredibly sought after West St Leonards street with large family friendly rear garden, GARAGE and driveway.

The property offers modern comforts to include gas central heating, double glazing and UNDERFLOOR HEATING in both the main family bathroom and the en suite shower room which services the master bedroom. The overall accommodation is arranged over two floors comprising a practical entrance vestibule, spacious entrance hall, from here you can access a LARGE LIVING ROOM, which is open plan onto a CONSERVATORY. There is a dining room and a good size kitchen/breakfast room with access to a separate utility room.

Upstairs there is the aforementioned master bedroom with EN SUITE SHOWER, four further well proportioned bedrooms in addition to a main family bathroom, which also has a shower, all located off a spacious landing. The property is located within easy reach of popular schooling establishments and local amenities.

A delightful feature of this family home is the large family friendly garden backing onto a small area of woodland, which attracts an abundance of wildlife. This is a perfect property for those seeking a well proportioned family home in a sought after and coveted road within West St Leonards. We highly recommend viewing so call the owners agents now to book your appointment.

DOUBLE GLAZED DOUBLE OPENING DOORS

Opening to:

VESTIBULE

Wood flooring, coved ceiling, further wooden partially glazed door opening to:

SPACIOUS ENTRANCE HALL

Staircase rising to upper floor accommodation, wood laminate flooring, radiator, wall mounted thermostat control for central heating, telephone point, understairs recess area, double glazed window to side aspect, built in cupboard.

WC

Dual flush low level wc, vanity enclosed wash hand basin with storage set beneath, mixer tap, tiled splashbacks, tiled flooring, double glazed patterned glass window to side aspect.

LIVING ROOM

20'3 x 10'5 (6.17m x 3.18m)

Wood laminate flooring, two double radiators, wooden fireplace with tiled insets, tiled hearth and inset living flame gas fire, coved ceiling, wall lighting, television point, double glazed window to front aspect. Open plan to:

CONSERVATORY

19'7 x 13'9 (5.97m x 4.19m)

Impressive and versatile room, continuation of the wood laminate flooring, two wall mounted electric panel radiators, part brick construction with UPVC double glazed windows to both side and rear elevations allowing for a lovely outlook over the garden, double glazed double doors opening to decked patio area, glass apex roof.

DINING ROOM/OPTIONAL GROUND FLOOR BEDROOM

11'9 x 10'6 (3.58m x 3.20m)

Wood flooring, radiator, coved ceiling, double glazed window to front aspect.

KITCHEN/BREAKFAST ROOM

21'3 x 10'7 (6.48m x 3.23m)

Light and airy room with a range of matching eye and base level cupboards and drawers with complimentary work surfaces over, breakfast bar seating area, freestanding range master cooker with fitted cooker hood over, Corian work surfaces and matching upstands, sunken stainless steel half bowl Franke sink with moulded drainer into the countertop and mixer tap, integrated dishwasher, integrated larder style fridge, under cupboard lighting, glass display cabinets with lighting, radiator, tiled flooring, wall mounted cupboard concealed boiler, dual aspect room with double glazed double doors opening to side decked patio and double glazed window to rear aspect with views onto the garden. Door to:

UTILITY ROOM

6'3 x 6'2 (1.91m x 1.88m)

Continuation of the tiled flooring, coved ceiling, space and plumbing for washing machine and tumble dryer set beneath a wood effect kitchen worktop, double glazed patterned glass window to side aspect.

FIRST FLOOR LANDING

Spacious landing with radiator, hatch providing access to loft space, airing cupboard housing immersion heater, double glazed window to front aspect.

MASTER BEDROOM

12' x 10'8 (3.66m x 3.05m)

Coved ceiling, radiator, fitted with a range of built in bedroom furniture including wardrobes, bedside table and overhead storage cupboards, double glazed window to rear aspect with views over the garden. Door to:

EN SUITE SHOWER ROOM

Tiled walls, tiled flooring with underfloor heating, large walk-in shower enclosure with chrome shower fixing, waterfall style shower head and further handheld shower attachment, concealed cistern dual flush low level wc with vanity enclosed wash hand basin to the side with ample storage set beneath and with chrome mixer tap, double width ladder style heated towel rail, wall mounted vanity unit, double glazed patterned glass window to side aspect.

BEDROOM TWO

10'8 x 10'5 (3.25m x 3.18m)

Wood laminate flooring, coved ceiling, radiator, double glazed window to front aspect.

BEDROOM THREE

12'8 x 7'6 (3.86m x 2.29m)

Coved ceiling, wood laminate flooring, radiator, double glazed window to side aspect.

BEDROOM FOUR

10'1 x 6'9 (3.07m x 2.06m)

Coved ceiling, radiator, wood flooring, double glazed window to front aspect.

BEDROOM FIVE

9'2 x 6'9 (2.79m x 1.83m)

Radiator, coved ceiling, double glazed window to rear aspect.

FAMILY BATHROOM/SHOWER ROOM

Panelled bath with chrome mixer tap, separate stand-alone walk-in shower enclosure with chrome shower fixing, pedestal wash hand basin with mixer tap, dual flush low level wc, ladder style heated towel rail, part tiled walls, tiled flooring with underfloor heating, double glazed patterned glass window to side aspect.

FRONT GARDEN

Blocked paved driveway providing off road parking, pathway leading to front door with sections of lawn set either side.

REAR GARDEN

Expansive family friendly rear garden with a decked patio abutting the property to both the rear and side elevations, this opens up onto a good size section of lawn with a variety of mature planting beds, shrubs and small trees. The garden backs onto an area of woodland and attracts an abundance of wildlife. There is gated side access leading to the front driveway and an outside water tap.

GARAGE

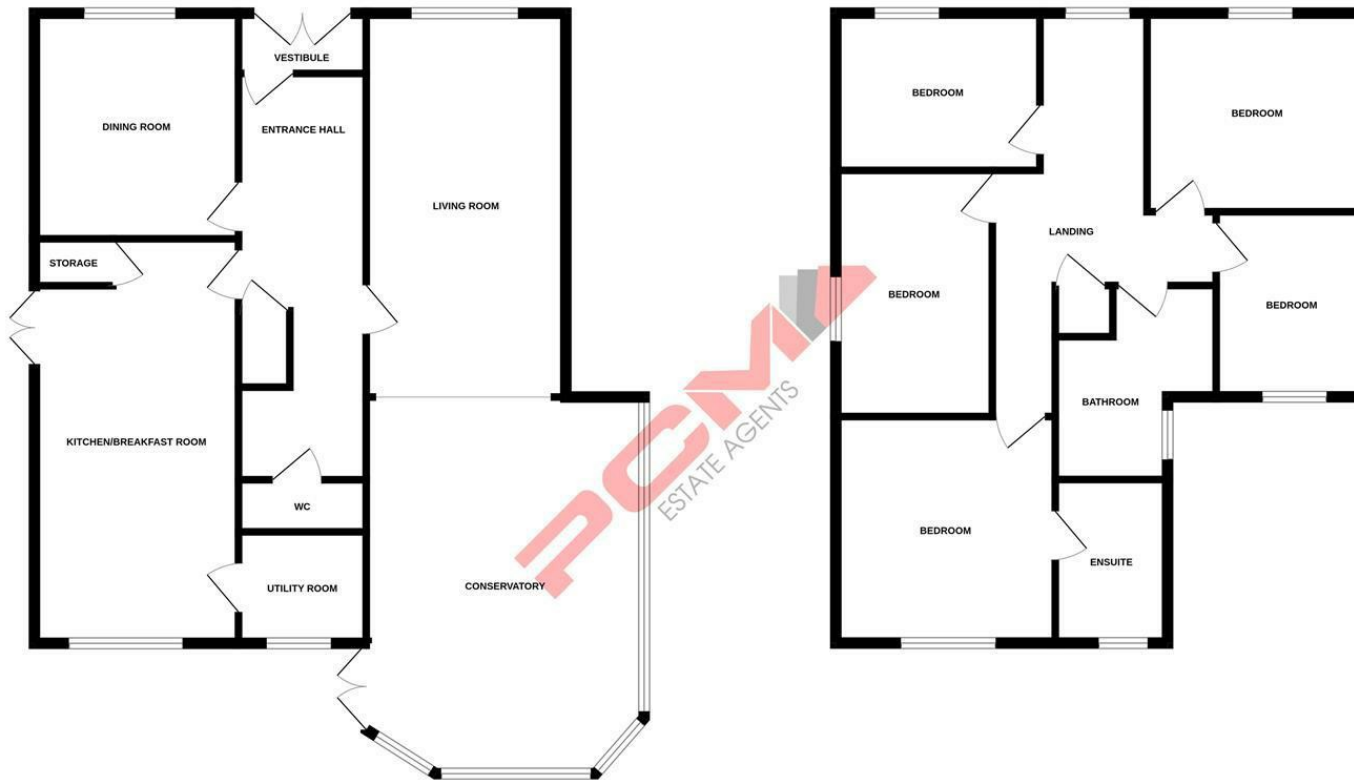
Up and over door.

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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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	