



ESTATE AGENTS

**26, Beauport Home Farm Close, St. Leonards-On-Sea, TN37 7BW**

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

**Offers In Excess Of £520,000**



PCM Estate Agents are delighted to offer to the market an opportunity to secure this BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOMED DETACHED HOUSE located towards the end of this quiet cul-de-sac towards the northern outskirts of St Leonards, within easy reach of the historic town of Battle as well as Hastings town centre itself.

The property is BEAUTIFULLY PRESENTED THROUGHOUT and offers SPACIOUS ACCOMMODATION arranged over two floors comprising an entrance hallway, lounge, separate MODERN FITTED KITCHEN open plan onto DINING ROOM plus UTILITY ROOM, downstairs wc and INTEGRAL GARAGE. To the first floor is a spacious landing, FOUR BEDROOMS; all of which are a good size with the MASTER boasting its own EN SUITE SHOWER ROOM in addition to a LUXURY FAMILY BATHROOM with bath and shower. To the rear of the property is a PRIVATE AND SECLUDED FAMILY FRIENDLY GARDEN, whilst to the front is OFF ROAD PARKING leading towards the GARAGE.

If you are looking for a spacious and beautifully presented FAMILY HOME look no further than this STUNNING EXAMPLE and call now to book your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **SPACIOUS ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, wall mounted security alarm panel, under stairs storage cupboard, radiator, storage cupboard, wall mounted thermostat control.

#### **LOUNGE**

14'11 x 11'11 (4.55m x 3.63m)

Double glazed window to front aspect, radiator, television point.

#### **KITCHEN**

14'10 x 9'1 (4.52m x 2.77m)

Beautifully presented modern fitted kitchen comprising a range of eye and base level units with granite worktops, inset sink with flexi mixer tap, space for range cooker, space for American style fridge freezer, radiator, double glazed window to rear aspect overlooking to the garden, open plan to;

#### **DINING ROOM**

12' x 11'11 (3.66m x 3.63m)

Double glazed double doors opening up onto the garden, two radiators.

#### **UTILITY ROOM**

9' x 4'10 (2.74m x 1.47m)

Comprising a range of eye and base level units with worksurfaces over, inset sink with mixer tap, space and plumbing for washing machine, space for fridge, door to garden.

#### **DOWNSTAIRS WC**

5'8 x 4'11 (1.73m x 1.50m)

Low level dual flush wc, wash hand basin with storage below, chrome ladder style radiator, double glazed obscured window to side aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, radiator, siring cupboard, double glazed window to front aspect.

#### **BEDROOM**

16'11 x 11'11 (5.16m x 3.63m)

Double glazed window to front aspect, radiator, door to;

#### **EN SUITE SHOWER ROOM**

Walk in double shower, floating wash hand basin with storage below, dual flush wc, chrome ladder style radiator, double glazed obscured window to side aspect.

#### **BEDROOM**

15' x 11'11 (4.57m x 3.63m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

12' x 11'11 (3.66m x 3.63m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

11'10 x 9'1 (3.61m x 2.77m)

Double glazed window to rear aspect, radiator.

**BATHROOM**

9' x 8' (2.74m x 2.44m)

Walk in double shower with shower screen, floating wash hand basin with storage below, panelled bath with mixer tap and shower attachment, dual flush wc, chrome ladder style radiator, automatic inset ceiling spotlights, double glazed obscured window to rear aspect.

**REAR GARDEN**

Private and secluded family friendly rear garden, patio area ideal for entertaining leading to a spacious area of lawn, enclosed fenced boundaries.

**FRONT GARDEN**

Area of lawn and off road parking for multiple vehicles.

**GARAGE**

17'2 x 12'1 (5.23m x 3.68m)

Up and over electric door, wall mounted gas fired boiler.





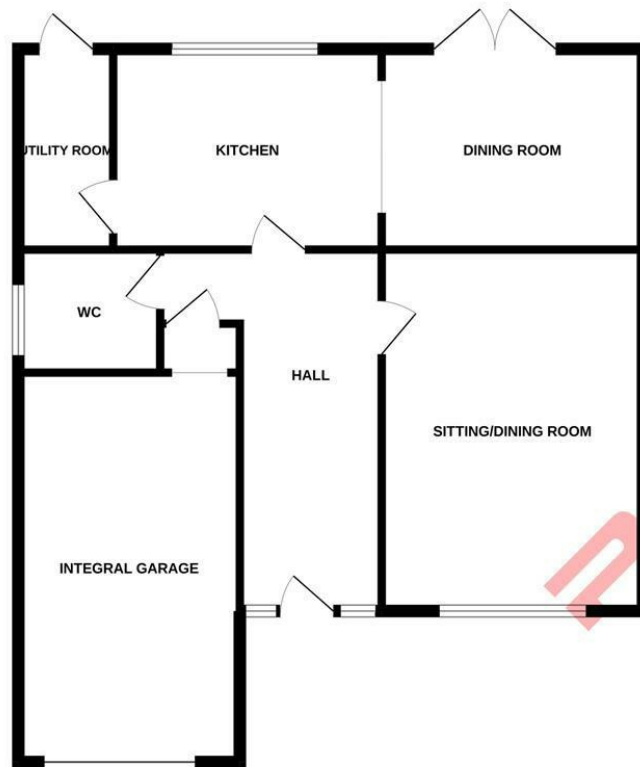








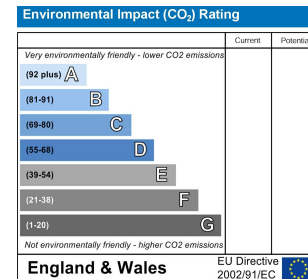
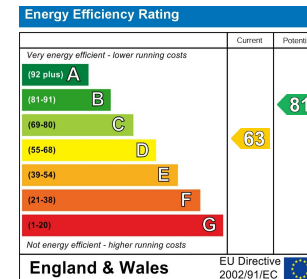
GROUND FLOOR



FIRST 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 ©2022



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.