



ESTATE AGENTS

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Offers In Excess Of £315,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well-presented and well-proportioned THREE BEDROOM, TWO BATHROOM, END OF TERRACED HOUSE, located on this sought-after road within St Leonards, with a BEAUTIFULLY LANDSCAPED GARDEN, GARAGE and OFF ROAD PARKING.

The property benefits from modern comforts including gas fired central heating and double glazing, and offers well-proportioned accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, large OPEN PLAN LOUNGE-DINER, and a NEWLY FITTED KITCHEN with French doors onto the BEAUTIFULLY LANDSCAPED GARDEN. Upstairs there are THREE GOOD SIZED BEDROOMS and a main family bathroom, all located off the spacious landing. One of the bedrooms also has the benefit of an EN SUITE SHOWER. Externally the property benefits from a GARAGE with parking in front and the beautifully landscaped garden which is incredibly LOW-MAINTENANCE.

We highly recommend viewing to fully appreciate the overall space and position on offer. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

With double glazed pattern glass window to side aspect, opening to:

ENTRANCE HALL

Radiator, stairs rising to upper floor accommodation, tile effect laminate flooring, door to:

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, tiled splashback, wall mounted electric radiator, extractor fan for ventilation, tile effect laminate flooring.

LOUNGE-DINER

20'2 x 12'7 (6.15m x 3.84m)

Under stairs storage cupboard housing wall mounted Worcester boiler, radiator, television and telephone points, sky television point. combination of wall lights and ceiling light, double glazed window to front aspect with pleasant views over the front garden and made to measure bespoke plantation shutters.

KITCHEN

15'7 max x 8'2 max (4.75m max x 2.49m max)

Built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over and tiled splashbacks, four ring induction hob with fitted cooker hood over, waist level Bosch electric oven with integrated microwave over, space for American style fridge freezer, space and plumbing for washing machine and space and plumbing for dishwasher, Range Master ceramic one & ½ bowl sink with pull out mixer spray tap, under counter lighting, inset spotlights to ceiling, plinth floor heating, tile effect Marmoleum flooring, double glazed window and French patio doors allowing for a pleasant outlook and seamless transition into the beautifully landscaped rear garden with a woodland backdrop.

FIRST FLOOR LANDING

Spacious with loft hatch providing access to a boarded loft space with drop down ladder.

BEDROOM ONE

12' x 9'3 (3.66m x 2.82m)

Measurement excludes door recess, built in wardrobe having bi-fold doors and having plenty of storage space within, double radiator, ceiling light with fan, double glazed window to front aspect with bespoke made to measure plantation shutters.

BEDROOM TWO

13'7 x 9'6 (4.14m x 2.90m)

Double radiator, freestanding wardrobe with sliding door (incorporated within the sale), double glazed window to rear aspect having a pleasant outlook over the garden and the woodland backdrop beyond, whilst also having bespoke made to measure plantation shutters.

BEDROOM THREE

10'9 x 6'1 (3.28m x 1.85m)

Double radiator, en suite shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, seated area and hand rail, tiled with glass door, double glazed window to front aspect with made to measure bespoke plantation shutters.

BATHROOM

Modern suite comprising a bathtub with chrome mixer tap, shower over bath with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, bi-folding glass shower screen, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, concealed cistern dual flush low level wc, part tiled walls, inset down lights, extractor fan for ventilation, radiator, wood laminate flooring, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Landscaped and laid with Astro-Turf, planted borders laid with stone chippings, tree's including a Magnolia, Japanese Fern and two Acer's, wood and fenced boundaries, gated access to garage and driveway.

GARAGE

Double opening doors with parking in front, having electricity.

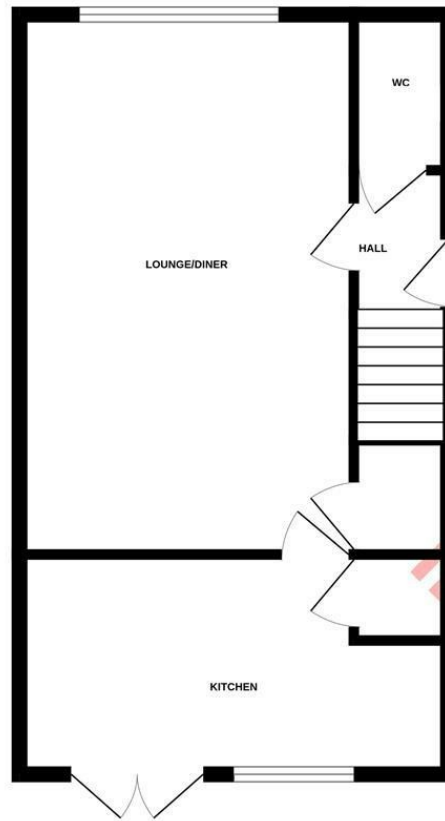
REAR GARDEN

Low-maintenance and landscaped rear garden, two wooden decked patio's; one of which is abutting the property, with a wooden balustrade, the other decked patio flanks the left hand-side boundary fence and provides ample space to entertain. Good sized section of Astro-Turf and a wooden canopied pergola with a stone patio beneath providing enough space for a hot tub. Planted borders with a variety of mature plants, shrubs, palm and bamboo, gates access to front, water feature which is stone built and hard-wired, outside water tap, hard-wired external lighting that can be controlled by Alexa, power point, good sized shed, fenced boundaries and a lovely woodland backdrop.

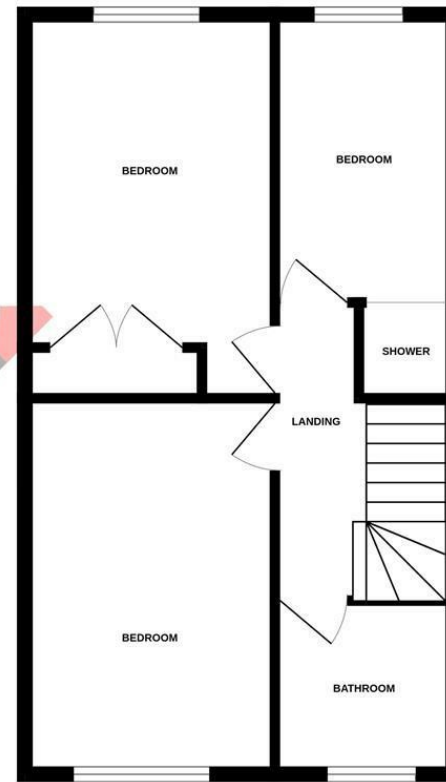
Council Tax Band: C



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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