



**PCMA**  
ESTATE AGENTS

**37, Fern Road, St. Leonards-On-Sea, TN38 0UJ**

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**Price £485,000**



PCM Estate Agents are delighted to offer to the market an opportunity to secure this BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED HOUSE located in this highly sought-after road within St Leonards.

The property offers SPACIOUS & VERSATILE ACCOMMODATION arranged over two floors comprising a 18ft LOUNGE-DINER, separate MODERN FITTED KITCHEN, UTILITY ROOM, additional storage room, DOWNSTAIRS WC, first floor landing, FOUR BEDROOMS; all of which are a good size with the master benefitting from an EN SUITE and an additional family bathroom. A particular feature of this property is its BEAUTIFULLY PRESENTED PRIVATE REAR GARDEN which enjoys a patio area ideal for entertaining, and to the front of the property there is a GARAGE and OFF ROAD PARKING.

This property is considered an ideal family home and viewing comes highly recommended. Please call the owners sole agents now to book your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to;

#### **ENTRANCE HALLWAY**

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

#### **LOUNGE-DINER**

18'7" narrowing to 10'2" x 18'11" narrowing to 9'2" (5.66m narrowing to 3.10m x 5.77m narrowing to 2.79)

Spacious open plan dual aspect room, double glazed sliding patio doors onto the garden, windows to front and rear aspect, feature fire surround, two radiators.

#### **KITCHEN**

14' x 9'11" (4.27m x 3.02m)

Modern and fitted with a range of eye and base level units with work surfaces over, six ring gas hob with extractor above, double ovens below, inset sink with mixer tap, integrated microwave, integrated dishwasher, space for fridge freezer, inset ceiling spotlights, double glazed window to rear aspect overlooking the garden, door to;

#### **UTILITY ROOM**

10'10" x 5'4" (3.30m x 1.63m)

Comprising a range of eye and base level units with worksurfaces over, space and plumbing for washing machine, space for fridge, stainless steel inset sink with mixer tap, double glazed window to rear aspect, inset ceiling spotlights, door to storage room.

#### **DOWNSTAIRS WC**

Concealed cistern dual flush low level wc with vanity enclosed wash hand basin to the side and chrome mixer tap, wood flooring, tiled walls, double glazed window to side aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, double glazed window to front aspect, airing cupboard.

#### **BEDROOM**

11'5" x 9' (3.48m x 2.74m)

Double glazed window to rear aspect enjoying a pleasant outlook over the garden, radiator, doorway to;

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

Walk in shower, dual flush wc, wash hand basin with storage below, part tiled walls, extractor fan.

#### **BEDROOM**

12' x 7'2" (3.66m x 2.18m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

10'2" x 9'7" (3.10m x 2.92m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

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

Double glazed window to rear aspect enjoying a pleasant outlook over the garden, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wash hand basin with storage, wc, double glazed window to side aspect.

#### **REAR GARDEN**

A particular feature of the property, private and secluded with plenty of sun, patio area ideal for entertaining, steps down to a decked area with sunken swimming pool, area of lawn featuring a range of mature shrubs, plants and trees, enclosed fenced boundaries, two greenhouses, two storage sheds, barbeque area.

#### **OUTSIDE - FRONT**

Off road parking for multiple vehicles, area of lawn, pathway leading to door.

#### **GARAGE**

Up and over door.

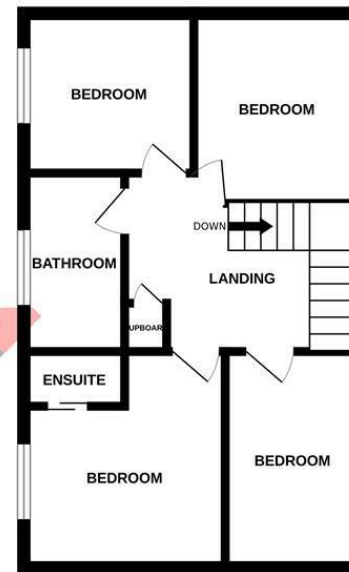
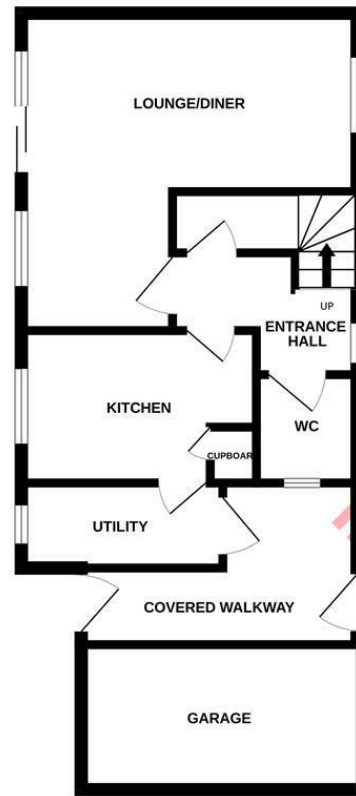
Council Tax Band: E





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) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		54	
(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>			82
(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.