



ESTATE AGENTS

**4 Senlac House, 119, West Hill Road, St.
Leonards-On-Sea, TN38 0NH**

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Price £660,000

PCM Estate Agents are delighted to present to the market an INCREDIBLY RARE opportunity to secure this UNIQUE EXCEPTIONALLY WELL-POSITIONED THREE BEDROOM ATTACHED FAMILY HOME, located in West St Leonards with the most SPECTACULAR PANORAMIC SEA VISTAS over West St Leonards seafront towards Bexhill, Eastbourne and Beachy Head in the distance.

Seldom do properties come to the market with such OUTSTANDING VIEWS and with a GOOD LEVEL OF LOW-MAINTENANCE OUTSIDE SPACE to simply enjoy the surroundings. The property offers an unique position where you will be able to enjoy SPECTACULAR SUNSETS and VIEWS over the coastline. There are TWO ALLOCATED PARKING SPACES and the property is within walking distance to St Leonards seafront.

This ATTACHED FAMILY HOME offers well-proportioned and VERSATILE ACCOMODATION arranged over two floors comprising an entrance hall, DOWNSTAIRS SHOWER ROOM, living room, CONSERVATORY, kitchen, ground floor THIRD BEDROOM which could be utilised as a formal dining room, upstairs landing, MASTER BEDROOM with access onto a BALCONY to take in the aforementioned views and an EN SUITE SHOWER ROOM, good sized second bedroom again with sea views and a main family bathroom. It is safe to say that SEA VIEWS can be enjoyed from most of the principle accommodation with windows either facing the rear or side elevations.

Outside to the rear is a substantial decked garden with several entertaining areas and garden bar again enjoying the breathtaking SEA and COASTAL VIEWS.

Conveniently positioned set back from the road within walking distance to West St Leonards seafront, West St Leonards railway station and also central St Leonards with its range of independent shops and eateries.

Please call the owners agents now to arrange your viewing and avoid missing out on this RARE & EXCITING OPPORTUNITY.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening onto:

SPACIOUS ENTRANCE HALL

Oak flooring, stairs rising to upper floor accommodation, radiator, telephone point, cupboard concealing consumer unit for the electrics and gas meter, coving to ceiling, down lights, smoke alarm, under stairs storage cupboard, door to:

DOWNSTAIRS SHOWER ROOM

Corner walk in shower enclosure with shower, dual flush low level wc, pedestal wash hand basin with mixer tap, oak flooring, radiator, tiled walls, extractor for ventilation, coving to ceiling and down lights.

LIVING ROOM

17'2 max x 11'9 max (5.23m max x 3.58m max)

Dual aspect room with double glazed windows and French doors to rear aspect providing access onto the conservatory with views beyond to the garden and the sea, double glazed window to side aspect having stunning views towards Bexhill coastline and Beachy Head, oak flooring, radiator, television point, coving to ceiling.

CONSERVATORY

16'6 x 10'3 (5.03m x 3.12m)

Part brick construction with UPVC double glazed windows to all elevations, stunning views over the garden and beyond the coastline to Beachy Head and Bexhill, French doors to the garden.

KITCHEN

12'9 x 8' (3.89m x 2.44m)

Partially tiled walls, oak flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with separate oven and grill below and extractor over, ceramic drainer-sink unit with mixer tap, integrated washing machine, dishwasher, under counter fridge and separate freezer, double glazed sash windows to front aspect.

DINING ROOM/ BEDROOM THREE

13'2 x 10'4 (4.01m x 3.15m)

Oak flooring, radiator, coving to ceiling, double glazed window to side aspect having views onto the side garden and westerly views towards West Hill and Beachy Head with stunning views of the sea.

FIRST FLOOR LANDING

Coving to ceiling, smoke alarm, down lights, doors opening to:

BEDROOM ONE

16'8 x 12'7 (5.08m x 3.84m)

Built in wardrobe, oak flooring, radiator, door to en suite, double glazed windows and French doors to rear aspect opening to:

BALCONY

Glass safety balustrade, ample space for Bistro style table and chairs to sit out and soak in those stunning views beyond the coastline and westerly views towards Beachy Head,

EN SUITE

Walk in shower, low level wc, pedestal wash hand basin, extractor fan, part tiled walls.

BEDROOM TWO

13'6 x 12'6 (4.11m x 3.81m)

Coving to ceiling, oak flooring, radiator, lost hatch providing access to loft space, double glazed window to side aspect with stunning westerly views of Bexhill, Eastbourne, Beachy Head and the sea.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, low level wc, pedestal wash hand basin, radiator, part tiled walls, extractor for ventilation, coving to ceiling, down lights, wall mounted vanity unit.

PARKING

Allocated for two vehicles.

REAR GARDEN

A delightful feature of this unique positioned property is its low-maintenance garden with the most spectacular panoramic vistas over St Leonards seafront including Grosvenor Gardens and south westerly views towards Bexhill, Eastbourne and Beachy Head. From the unique position the property will benefit from some lovely sunset coastal views and the low-maintenance outside space has multiple seating areas to soak up those stunning views. Well-planted with bushes, outside wooden shed, outside power point and

outside lighting. The garden is arranged over four sympathetically laid terraced all having decked patio and some raised wooden planters to add some colour. A true hidden gem, seldom few properties with such panoramic vistas hit the market and must be seen to be fully appreciated.

GARDEN BAR

15'10 x 9'4 (4.83m x 2.84m)

Power and light, bar area, a perfect space for entertaining.

STUDIO SPACE

21' x 9'4 (6.40m x 2.84m)

Double glazed patio doors, currently arranged as an occasional bedroom with built in wardrobes, power and light. This studio space is easily adaptable and could be used as a home office or crafts/ hobby room.



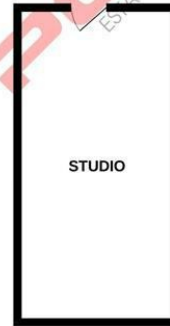
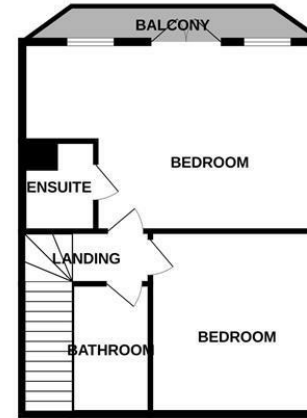




GROUND FLOOR



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			
		72	86
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	

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.