



ESTATE AGENTS

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Offers In Excess Of £450,000

PCM Estate Agents are delighted to present to the market this exceptionally well-proportioned and well-presented THREE/ FOUR BEDROOM SEMI-DETACHED FAMILY HOME with VERSATILE ACCOMODATION arranged over THREE FLOORS.

The ground floor accommodation comprises a spacious entrance hall, LARGE LIVING ROOM, additional BEDROOM/ STUDY and SHOWER ROOM, there is also access to the INTEGRAL GARAGE which has an electric roller door. Stairs descend to the lower floor where there is a hall leading to a UTILITY/ WC and an IMPRESSIVE OPEN PLAN KITCHEN-DINING-FAMILY ROOM with GRANITE WORKTOPS and INTEGRATED APPLIANCES, this room is the hub of the home and offers plenty of space to entertain and two sets of French doors opening up onto a raised veranda which transitions beautifully into the outside garden area. To the first floor, the spacious landing provides access to a DUAL ASPECT MASTER BEDROOM with LARGE EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS one of which having built in wardrobes, in addition to a main family bathroom.

To the front of the property there is a driveway providing OFF ROAD PARKING and the aforementioned REAR GARDEN which is WELL-ESTABLISHED and offers a BEAUTIFULL SETTING to entertain or for the garden enthusiast. There is a raised 25ft veranda and the main section of garden is set beneath which is set out with paths and well-established planted areas, there is a LOVELY POND and a further canopied patio area set beneath the veranda to entertain with barbeque and bar area.

The property offers modern comforts including gas fired central heating & double glazing, and is conveniently positioned within easy reach of nearby local amenities in Hastings and also Battle with their mainline railway stations and range of popular schooling establishments.

This FAMILY HOME must be viewed to fully appreciate the convenient position and well-appointed accommodation on offer, please call now to book your viewing to avoid disappointment.

UPVC FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Tiled flooring, radiator, wall mounted entry phone system, wall mounted security alarm pad, door to integral garage, stairs to upper and lower floor accommodation, wall mounted thermostat control for gas fired central heating, doors opening to:

LIVING ROOM

21'2 max narrowing to 11'2 x 19'9 narrowing to 10'4 (6.45m max narrowing to 3.40m x 6.02m narrowing to 3.15m)

Large and could be divided as other houses on the road have done to create another room/ optional bedroom, tiled floors, radiators, television point, coving to ceiling, double glazed windows and French doors opening inwards providing aspect onto the Juliette balcony with metal and glass balustrade, having pleasant views over the garden and onto an area of woodland beyond.

STUDY/ BEDROOM

8'6 x 7'2 (2.59m x 2.18m)

Coving to ceiling, built in double cupboard, further single cupboard housing consumer unit for the electrics, radiator, coving to ceiling, double glazed window to front aspect.

SHOWER ROOM

Part tiled walls, tiled flooring, walk in shower enclosure with shower, contemporary style low level wc with matching pedestal wash hand basin, radiator, wall mounted extractor fan for ventilation, double glazed frosted glass window to side aspect.

LOWER FLOOR HALL

Leading to:

KITCHEN-DINING-FAMILY ROOM

21'3 max x 19'1 max (6.48m max x 5.82m max)

Lovely open plan reception space with a stone fireplace and inset gas fire, television point, coving to ceiling, wall mounted entry phone system, radiator, tiled flooring, offering ample space to dine and entertain. The kitchen itself is modern and offers a vast range of eye and base level cupboards and drawers with granite countertops, matching upstands over and tiled splashbacks.. Incorporated within the sale is a freestanding American style fridge freezer, five ring electric induction hob, waist level oven and separate grill. There is an

island offering further storage space and use as a breakfast bar, stainless steel one & ½ bowl sink with moulded drainer into the granite worktop, down lights, under cupboard lighting, integrated dishwasher, two sets of double glazed French doors with windows either side facing the rear aspect and opening onto the veranda.

UTILITY/ WC

Space and plumbing for washing machine, worksurfaces, low level wc, radiator, tiled flooring.

FIRST FLOOR LANDING

Spacious with loft hatch providing access to loft space, coving to ceiling, airing cupboard with Megaflo system and a double glazed window to side aspect.

MASTER BEDROOM

16'3 x 14' (4.95m x 4.27m)

Dual aspect with double glazed windows to side and rear elevations with views over the rear garden and onto an area of woodland beyond, radiator, coving to ceiling, door to:

LARGE EN SUITE

12'2 x 7'1 (3.71m x 2.16m)

Big enough to separate into an en-suite with dressing room if desired. Currently fitted with a large walk in shower enclosure, contemporary style pedestal wash hand basin with tiled splashbacks, matching low level wc, ladder style heated towel rail, tiled flooring, radiator, down lights, coving to ceiling, part tiled walls, Velux style window to rear aspect.

BEDROOM

11'1 x 10'4 (3.38m x 3.15m)

Built in wardrobes, radiator, double glazed window to front aspect.

BEDROOM

10'4 x 9'8 (3.15m x 2.95m)

Coving to ceiling, radiator, double glazed window to front aspect.

FAMILY BATHROOM

Contemporary style pedestal wash hand basin, matching low level wc, panelled bath with Victorian style mixer tap, extractor fan for ventilation, down lights, coving to ceiling, part tiled walls, tiled flooring,

OUTSIDE - FRONT

Driveway providing off road parking, section of lawn with planted borders, block paved steps descending to a side access leading to the garden.

INTEGRAL GARAGE

14'5 x 9' (4.39m x 2.74m)

Electric roller door, power and light.

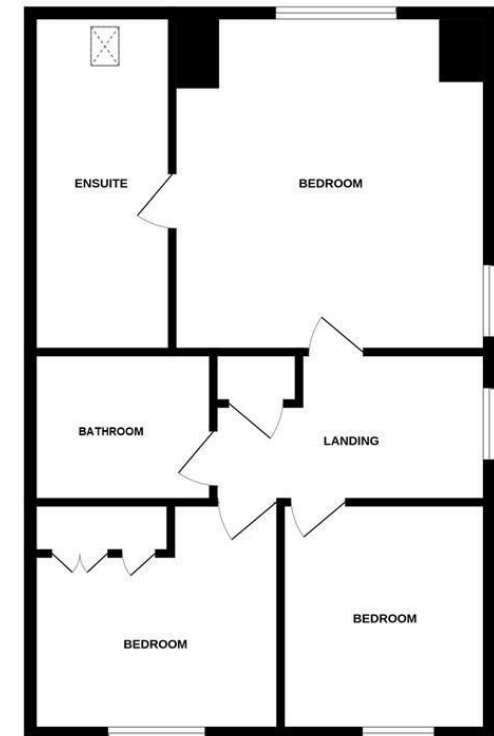
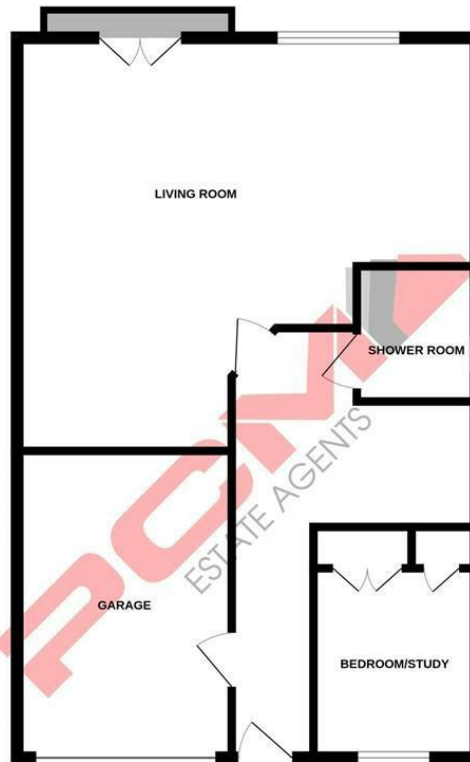
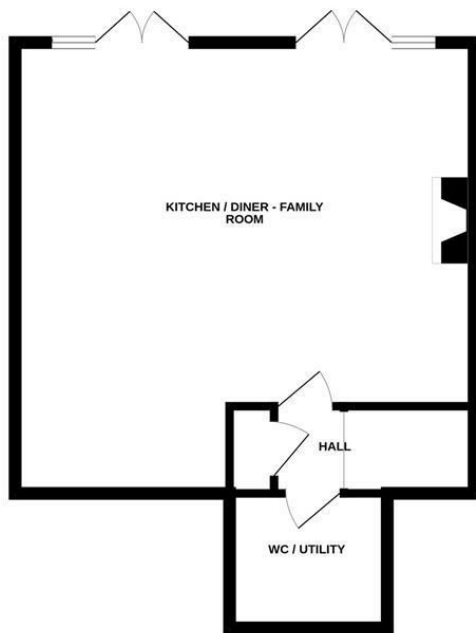
REAR GARDEN

Lovely raised decked veranda (approx. 25' x 10'2) offering ample space to sit out and enjoy with space for table and chairs, power point and a pleasant view over the main section of garden, wooden steps descend to the main section of garden where there is a lovely pond and well thought-out planted areas, mature shrubs, plants and acers. There is a patio area set beneath the veranda offering a sheltered spot to entertain, with power, lighting and a bar/ barbequing area. At the bottom of the garden there is a section with raised planting beds, ideal for planting vegetable, and a large wooden shed. The garden enjoys a pleasant aspect backing onto an area of woodland, and there is also gated access to the front of the property.

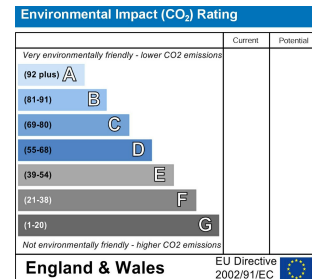
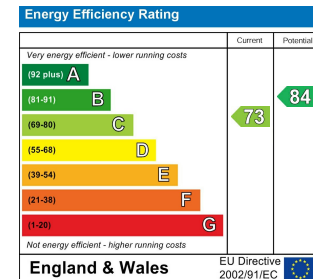








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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