



ESTATE AGENTS

**12, Mare Bay Close, St. Leonards-On-Sea, TN38
8EQ**

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Price £475,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this Exceptionally well-presented FOUR BEDROOM, TWO RECEPTION ROOM, DETACHED HOUSE with SEA VIEWS from the front aspect. Located in this highly sought-after and RARELY AVAILABLE cul-de-sac towards the northern outskirts of St Leonards, within easy reach of the historic town of Battle.

The property offers beautifully presented and spacious accommodation throughout comprising a large entrance hallway, lounge, MODERN KITCHEN, UTILITY ROOM, separate DINING ROOM and a DOWNSTAIRS WC, whilst to the first floor are FOUR GOOD SIZED BEDROOMS, the master enjoying its own LUXURY EN SUITE in addition to a modern family bathroom. The property enjoys FANTASTIC SEA VIEWS from the rear aspect and externally boasts a PRIVATE AND SECLUDED REAR GARDEN which enjoys a southerly aspect and is considered FAMILY FRIENDLY, and to the front there is OFF ROAD PARKING for multiple vehicles leading to a DETACHED GARAGE.

The property is considered an IDEAL FAMILY HOME and is located within easy reach of Battle with its excellent schooling facilities, the A21 and Hastings town centre itself.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with stairs rising to first floor accommodation, under stairs storage cupboard, wall mounted thermostat control, radiator, double glazed window to front aspect, double doors leading to:

LOUNGE

15'8 x 11'11 (4.78m x 3.63m)

Double glazed sliding door and window to rear aspect enjoying a pleasant sea view, two radiators.

KITCHEN

13'10 x 8'10 (4.22m x 2.69m)

Modern and comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, integrated oven and grill, integrated fridge freezer, integrated dishwasher, inset sink with mixer tap, double glazed window to rear aspect enjoying sea views, radiator, cupboard housing water tank and wall mounted gas fired boiler, doorway to

UTILITY ROOM

6' x 5'3 (1.83m x 1.60m)

Comprising further base level units with worksurfaces over, stainless steel inset sink with mixer tap, space and plumbing for washing machine, radiator, double glazed obscured window and door to side aspect leading out to the garden.

DINING ROOM

10'6 x 9'7 (3.20m x 2.92m)

Double glazed window to front aspect, radiator.

DOWNSTAIRS WC

6' x 2'10 (1.83m x 0.86m)

Dual flush wc, wash hand basin with tiled splashback, wall mounted security alarm panel, radiator, double glazed obscured window to front aspect.

FIRST FLOOR LANDING

Access to boarded loft.

BEDROOM

12'2 x 10'1 (3.71m x 3.07m)

His and Hers built in wardrobes, double glazed window to rear aspect enjoying far reaching sea views, radiator, door to:

EN SUITE SHOWER ROOM

Beautifully presented modern luxury suite comprising walk in double shower with rainfall style shower attachment, wash hand basin, dual flush wc, chrome ladder style radiator. part tiled walls, tiled flooring, extractor fan, double glazed obscured window to side aspect.

BEDROOM

12'2 x 9' (3.71m x 2.74m)

Double glazed window to rear aspect enjoying far reaching sea views, built in wardrobes, radiator.

BEDROOM

9'8 x 8'5 (2.95m x 2.57m)

Double glazed window to front aspect, radiator.

BEDROOM

9'9 narrowing to 6'6 x 11'1 max (2.97m narrowing to 1.98m x 3.38m max)

Two double glazed windows to front aspect, radiator.

BATHROOM

6'11 x 5'6 (2.11m x 1.68m)

Luxury modern suite comprising panelled bath with mixer tap, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, part tiled walls, tiled flooring, extractor fan, double glazed obscured window to side aspect.

REAR GARDEN

Beautifully presented private rear garden which enjoys a southerly aspect and offers sea views, featuring a spacious patio area ideal for seating and entertaining, leading to a large area of lawn and featuring a range of mature shrubs, plants and trees, exterior lighting, water tap, side access to the front of the property, storage shed.

GARAGE

17'6 x 8'1 (5.33m x 2.46m)

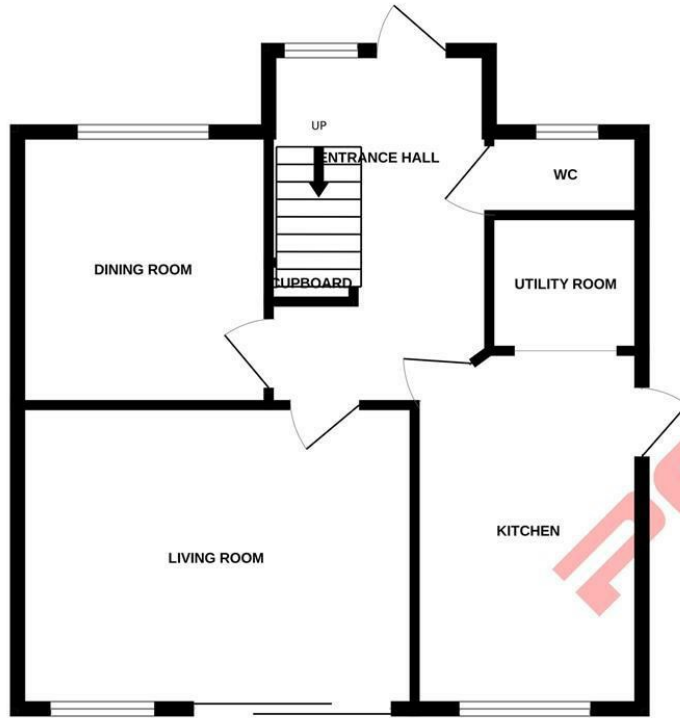
Up and over door, personal door to side aspect, power and lighting.



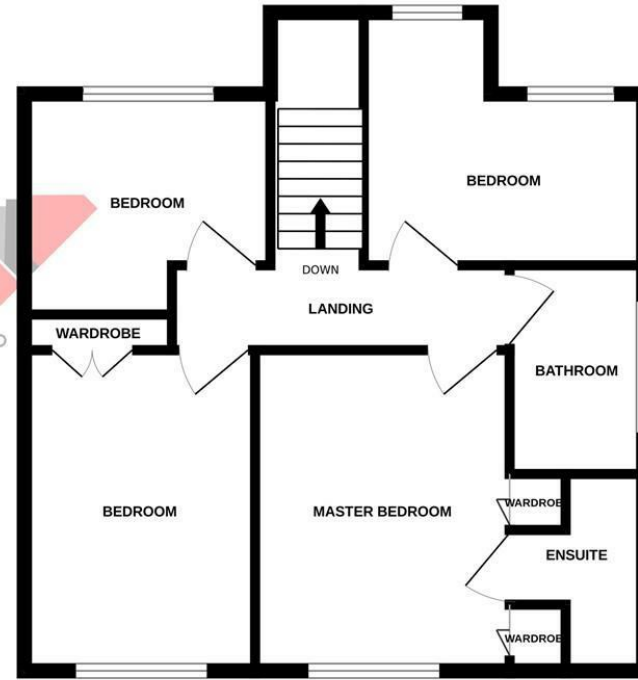




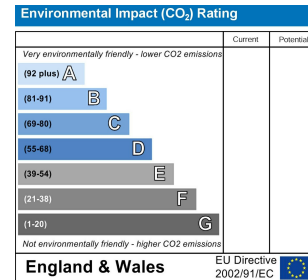
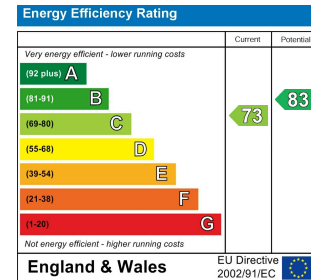
GROUND FLOOR



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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