



ESTATE AGENTS

1, Lime Close, St. Leonards-On-Sea, TN38 0SR

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Price £525,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this ATTRACTIVE DETACHED FOUR BEDROOMED FAMILY HOME located in this intimate cul-de-sac of just three other properties. Offered to the market CHAIN FREE, with a DOUBLE GARAGE, AMPLE PARKING and a WRAP AROUND GARDEN.

Inside, the house offers POTENTIAL FOR IMPROVEMENT and is arranged with accommodation over two floors comprising a spacious entrance hall, DOWNSTAIRS WC, lounge, SEPARATE DINING ROOM, kitchen, UTILITY ROOM, upstairs landing, MASTER BEDROOM with EN SUITE, THREE FURTHER BEDROOMS and a family bathroom. The fourth bedroom is currently utilised as a dressing room and services the main bedroom, but could easily be re-instated as a fourth bedroom. The property has double glazed windows where stated, gas fired central heating and the aforementioned WRAP AROUND GARDEN which is a delightful feature, mainly laid to lawn with mature planted borders, flowering shrubs, small trees and plants.

Conveniently positioned in this quiet cul-de-sac, close to popular schooling establishments and nearby amenities, including the hub of St Leonards including Kings Road and Norman Road with their range of independent shops, eateries and access to Warrior Square railway station.

Please call the owners agents no to book your viewing.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening onto:

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation, coving to ceiling, radiator, under stairs storage cupboard, telephone point, wooden framed window to front aspect, doors opening to:

DOWNSTAIRS WC

Low level wc, wash hand basin, wooden framed window with obscured glass to side aspect.

LIVING ROOM

20'2 x 11'9 (6.15m x 3.58m)

Coving to ceiling, double radiator, telephone point, fireplace with inset gas living flame fire, archway leading to dining room (but could be blocked up if you wanted two separate rooms), dual aspect room with wooden framed double glazed sliding patio doors to side aspect providing access to the private section of garden and wooden framed window to front aspect.

DINING ROOM

12'4 x 10'4 (3.76m x 3.15m)

Radiator, coving to ceiling, UPVC double glazed windows to rear aspect looking over the rear garden, return door to entrance hall.

KITCHEN

13'3 x 9'8 (4.04m x 2.95m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and waist level oven, inset one & ½ bowl drainer-sink unit with mixer tap, part tiled walls, radiator, under counter fridge, UPVC double glazed windows to rear aspect having views onto the garden, door to:

UTILITY

9'9 x 8' (2.97m x 2.44m)

Coving to ceiling, part tiled walls, wall mounted boiler, space and plumbing for washing machine and tumble dryer, inset one & ½ bowl drainer-sink unit with mixer tap, personal door to the integral double garage, UPVC double glazed window to rear aspect with views onto the front garden, UPVC double glazed door to side aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, two built in double cupboards, double glazed window to front aspect.

BEDROOM ONE

13'8 x 11'7 (4.17m x 3.53m)

Radiator, door to fourth bedroom (currently utilised as a dressing room), wooden framed window to rear aspect, door to:

EN SUITE

Pedestal wash hand basin, dual flush low level wc, walk in shower unit with electric shower, part tiled walls, extractor for ventilation, UPVC double glazed window to rear aspect.

BEDROOM TWO

11'3 x 9'1 (3.43m x 2.77m)

Built in wardrobe and dressing table, radiator, UPVC double glazed windows to front aspect.

BEDROOM THREE

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

Built in wardrobes, storage space, radiator, UPVC double glazed windows to side aspect.

BEDROOM FOUR

11' x 9'7 (3.35m x 2.92m)

Currently utilised as a dressing room, fitted wardrobes, radiator, eaves storage, return door to entrance hall, window to side aspect.

BATHROOM

Panelled bath with mixer tap, low level wc, pedestal wash hand basin, part tiled walls, radiator, double glazed obscured glass window to rear aspect.

OUTSIDE - FRONT

Driveway providing off road parking for two vehicles side-by-side.

DOUBLE GARAGE

In Two sections - 18'2 x 8'4 and 15'8 x 8'1 (5.54m x 2.54m and 4.78m x 2.46m)

Power and light, UPVC double glazed window to side aspect, twin motorised up and over doors, return door to utility and another to entrance hall.

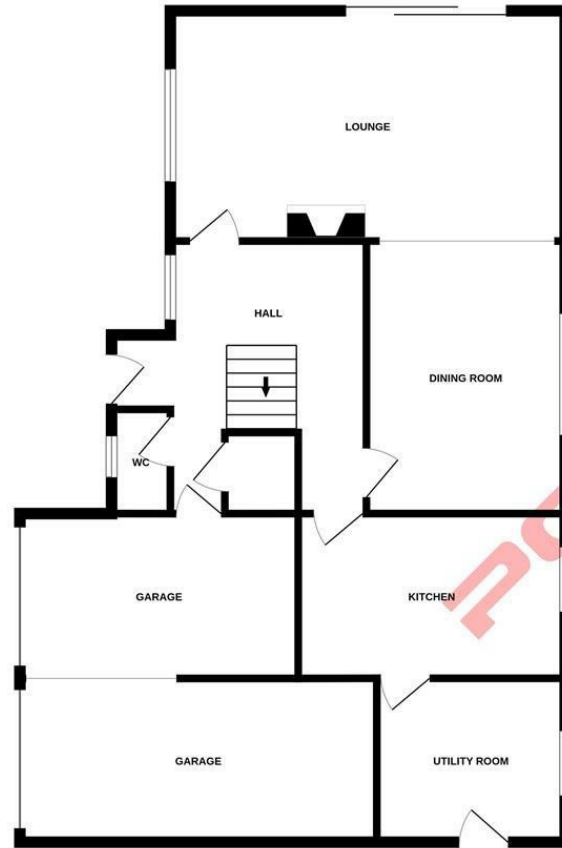
REAR GARDEN

Extending off the back and wrapping around the side elevation of this family home. The garden is established with a variety of mature planted borders, mature shrubs, small trees, sections of lawn, area laid lawn, greenhouse, gated access to front and fenced boundaries.

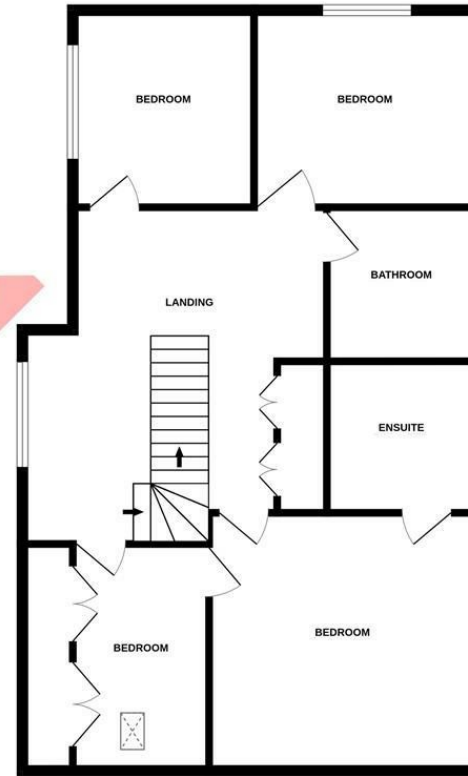
Council Tax Band: F



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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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.

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			
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		