



ESTATE AGENTS

7, Marcus Gardens, St. Leonards-On-Sea, TN37 7NW

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Offers In Excess Of £375,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this well-appointed and well-presented DETACHED THREE/ FOUR BEDROOMED HOUSE tucked away in a quiet cul-de-sac location, with a LOVELY WRAP AROUND GARDEN catering to families or the garden enthusiast.

Step inside and the property offers accommodation arranged over two floors comprising an entrance hall, DOUBLE ASPECT LOUNGE-DINING ROOM, MODERN NEWLY FITTED KITCHEN-BREAKFAST ROOM, formal DINING ROOM/ OPTIONAL FOURTH BEDROOM in addition to a ground floor shower room. Upstairs, the landing provides access to THREE FURTHER BEDROOMS offering built in cupboards/ wardrobes. The house offers modern comforts including gas fired central heating and double glazing, a driveway providing OFF ROAD PARKING for multiple vehicles, GARAGE and a lovely WRAP AROUND GARDEN. The garden is mature and offers ample outside space for families or garden enthusiasts to enjoy.

Tucked away in a quiet cul-de-sac position within easy reach of local schooling establishments and nearby amenities, as well as access roads to nearby Hastings and Battle.

This property must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening onto:

ENTRANCE HALL

Double glazed pattern glass window to side, stairs rising to upper floor accommodation, radiator, wood flooring, under stairs storage cupboard, coving to ceiling, door to:

LOUNGE-DINING ROOM

21'3 x 12'11 (6.48m x 3.94m)

Fireplace, television point, double aspect room with double glazed windows to both side and rear elevations, double glazed French doors opening onto garden.

KITCHEN-BREAKFAST ROOM

14'10 narrowing to 12'5 x 10'2 (4.52m narrowing to 3.78m x 3.10m)

Modern and newly fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces over, four ring electric hob with cooker hood over, waist level oven and separate grill, integrated tall fridge freezer, integrated dishwasher, integrated washing machine, inset one & ½ bowl stainless steel sink with moulded drainer into the countertop, ample space for breakfast table or dining table, wall mounted cupboard concealed boiler, down lights, dual aspect room with double glazed window to front, double glazed window and door to side overlooking and opening to the side section of rear garden.

BEDROOM/ FORMAL DINING ROOM

14'6 x 11'3 (4.42m x 3.43m)

Wood flooring, double radiator, coving to ceiling, dual aspect room with double glazed windows to both side and front elevations.

SHOWER ROOM

Walk in shower enclosure with jacuzzi style shower, vanity enclosed wash hand basin, dual flush low level wc, tiled walls, wood flooring, ladder style heated towel rail, coving to ceiling, double glazed pattern glass window to side aspect.

FIRST FLOOR LANDING

Coving to ceiling, loft hatch providing access to loft space, large storage cupboard.

BEDROOM

12' x 11'8 (3.66m x 3.56m)

Built in wardrobes, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

11'8 x 10' (3.56m x 3.05m)

Radiator, built in wardrobes, double glazed window to front aspect.

BEDROOM

9'3 x 6'9 (2.82m x 2.06m)

Radiator, coving to ceiling, built in cupboard over stairs, double glazed window to side aspect.

BATHROOM

Panelled bath with mixer tap, dual flush low level wc, pedestal wash hand basin, ladder style heated towel rail, storage cupboard, immersion heater, tiled walls, tiled flooring, coving to ceiling, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles.

GARAGE

Single with up and over door.

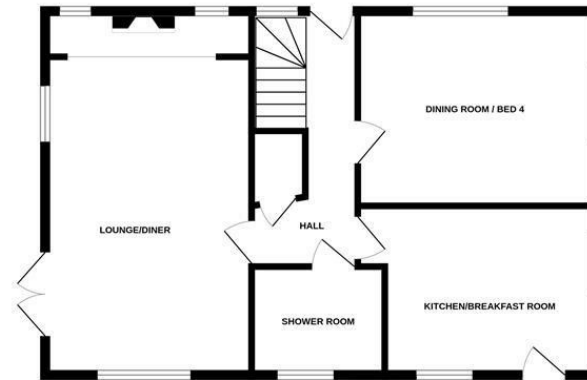
REAR GARDEN

Established and of a good size, wrapping around the property to the side and rear elevations. There is a pond, section of lawn, mature plants, shrubs and mature trees, patio seating area and hedged boundaries. The garden is secluded and offers ample outside space to sit out and enjoy, there is gated side access to both side elevations and an outside water tap to the side also.

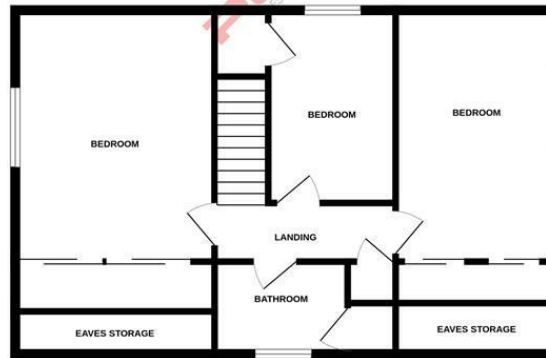
Council Tax Band: D



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			
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.