



4, Swallow Bank, St Leonards-on-sea, TN38 9QY

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £450,000

Situated in this QUIET CUL DE SAC in this highly sought-after West St Leonards location is this SUPERBLY PRESENTED MODERN EXTENDED FOUR BEDROOMED DETACHED HOUSE with TWO GARAGE'S, enjoying benefits including double glazed windows, an updated central heating system and full fibre broadband.

Inside, the accommodation comprises a 24ft LOUNGE-DINER, 14ft KITCHEN-DINER, STUDY/ RECEPTION ROOM, ground floor SHOWER ROOM & wc, first floor bathroom & wc, FOUR GOOD SIZE BEDROOMS, OFF ROAD PARKING for multiple vehicles plus TWO GARAGES and WELL-PROPORTIONED GARDENS to the rear enjoying a good deal of seclusion.

Situated within reach of local schools and bus routes to Hastings Town Centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

The only way to truly appreciate this SUPERB FAMILY HOME is to arrange an immediate viewing via the owners agents, call now to avoid disappointment.

PART DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE PORCH

Double glazed to front and side aspect, interior light, part glazed door to;

ENTRANCE HALL

Radiator, staircase rising to upper floor accommodation with under stairs storage cupboard, integral door to garage 1 (described later).

LOUNGE/ DINER

24'11" max x 18'10" max narrowing to 10'11" (7.59 max x 5.74 max narrowing to 3.33)
Double glazed windows to front aspect, two radiators, return door to hallway, door to study/ reception room, double glazed sliding patio doors opening to rear garden.

STUDY/ RECEPTION ROOM

11'8" x 7'0" (3.56 x 2.13)
Double glazed window to rear aspect, radiator, return door to lounge/ diner.

KITCHEN/ DINER

14'10" max narrowing to 9'0" x 13'6" max (4.52 max narrowing to 2.74 x 4.11 max)
Double glazed window to rear aspect, part tiled walls, stainless steel inset one ½ bowl sink, range of modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, integrated cooker hood over stainless steel inset four ring gas hob, stainless steel double oven, integrated dishwasher, plumbing for washing machine, integrated wine rack, radiator, wall mounted gas boiler, part double glazed door opening to front, return door to hallway.

SHOWER ROOM

Double glazed window to rear aspect, tiled shower cubicle, pedestal wash hand basin with tiled splashback, low level wc, heated towel rail/ radiator, shaver point, return door to hallway.

FIRST FLOOR LANDING

Airing cupboard with hot water cylinder and immersion heater, double glazed window to front aspect, radiator, trap hatch to loft space with drop down ladder.

BEDROOM ONE

12'9" max x 10'11" max (3.89 max x 3.33 max)
Double glazed window to front aspect, radiator, built in wardrobes, return door to landing.

BEDROOM TWO

11'11" x 11'2" (3.63 x 3.40)
Double glazed window to rear aspect, radiator, return door to landing.

BEDROOM THREE

13'6" x 8'6" (4.11 x 2.59)
Double glazed window to rear aspect, radiator, return door to landing.

BEDROOM FOUR

11'6" x 9'0" (3.51 x 2.74)
Double glazed window to front aspect, radiator, return door to landing.

BATHROOM

Double glazed window to rear aspect, part tiled walls, white suite comprising panelled bath with over bath shower, pedestal wash hand basin, low level wc, radiator, heated towel rail, return door to landing.

FRONT GARDEN

Laid to lawn with flowerbeds and shrubs, block paved driveway providing off road parking for multiple vehicles and leading to;

INTEGRAL GARAGE

16'9" max x 9'1" max (5.11 max x 2.77 max)
Up and over door, lights, power and cupboard housing gas and electric meters, integral door to house.

GARAGE TWO

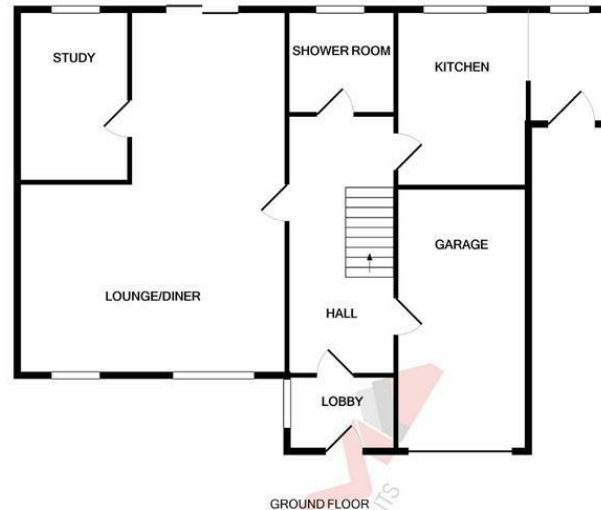
18'8" x 9'5" (5.69 x 2.87)
Up and over door, light, power, double glazed window to rear, double glazed personal door to side.

REAR GARDEN

Extending to the rear and side of the property with good size patio area leading to gardens laid principally to lawns with area of decking, side access, outside tap. Gardens enjoy a good deal of seclusion and extend to a good size and must be viewed to be appreciated.

Council Tax Band: E





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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