



PCMA
ESTATE AGENTS

1 Laurel Walk, Juniper Close, St. Leonards-On-Sea, TN38 9RH

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Price £375,000

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this MUCH IMPROVED DETACHED THREE BEDROOMED FAMILY HOME offering well-appointed STYLISH FAMILY ACCOMMODATION arranged over two floors.

Comprising an entrance hall, DOWNSTAIRS WC, lounge, IMPRESSIVE OPEN PLAN KITCHEN-DINING-FAMILY ROOM with access onto the garden, landing, THREE GOOD SIZED BEDROOMS and a MODERN NEWLY FITTED BATHROOM with separate shower. The property has OFF ROAD PARKING to the rear and a GOOD SIZED WRAP AROUND GARDEN. The property has benefits from having gas fired central heating and double glazing. The remaining section of the garage is now usable as a storage room/ utility.

Tucked away in this quiet cul-de-sac location within easy reach of a number of popular schooling establishments and local amenities. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation, column style radiator, coving to ceiling, engineered oak flooring, door to large storage cupboard with space for coats and shoes, shelving and housing the wall mounted consumer unit for the electrics. Door to;

DOWNSTAIRS WC

Low level wc, wash hand basin with chrome mixer tap and tiled splashback, engineered oak flooring, double glazed obscured glass window to front aspect.

LIVING ROOM

14'9 x 10'6 (4.50m x 3.20m)

Under stairs storage cupboard, bespoke fitted joinery incorporating drawers and cupboards set recessed into the chimney alcoves, wood burning stove, television point, coving to ceiling, wall mounted vertical radiator, double glazed window and sliding patio doors to rear and side aspect overlooking and providing access onto the garden.

OPEN PLAN KITCHEN-DINING-FAMILY ROOM

21'7 narrowing to 8'5 x 17'8 narrowing to 7'9 (6.58m narrowing to 2.57m x 5.38m narrowing to 2.36m)

Open plan room incorporating a newly fitted modern kitchen fitted with a matching range of eye and base level cupboards and drawers with a combination of marble and standard worktop, four ring induction hob with fitted cooker hood over, waist level integrated double oven, grill and microwave, central island incorporating a breakfast bar area, integrated dishwasher, sink with gold mixer/ hot tap, integrated fridge freezer, exposed brick feature walls, wall mounted vertical radiator, oak engineered flooring running throughout the room, seating area and further made to measure bespoke cupboard/ pantry, down lights, television point, feature pendant lighting over the island. Personal door to the remainder of the garage that is now utilised as;

STORAGE ROOM/ UTILITY ROOM

10'3 x 9'1 (3.12m x 2.77m)

Up and over door providing access to garden, space and plumbing for washing machine and tumble dryer, power and light.

HALF LANDING

Double glazed window to front aspect, stairs rising to;

FIRST FLOOR LANDING

Loft hatch providing access to loft space, door to;

BEDROOM ONE

11'9 x 8'9 (3.58m x 2.67m)

Radiator, built in wardrobes, double glazed window to rear aspect with pleasant views over the rear garden.

BEDROOM TWO

13'5 x 8'2 (4.09m x 2.49m)

Built in wardrobe, radiator, double glazed window to rear aspect with views over the garden.

BEDROOM THREE

8' x 7'4 (2.44m x 2.24m)

Radiator, double glazed window to front aspect.

BATHROOM

Stylish with modern fittings comprising a feature oval shaped bathtub with matt black mixer tap and shower attachment, bespoke vanity enclosed wash hand basin with matt black mixer tap and storage set beneath, dual flush low level wc, large walk in shower with matt black shower fitting incorporating a rain style shower head and further hand-held shower attachment, feature glass shower screen, heated towel rail, tiled walls, wood effect tiled flooring, down lights, shaver point and double glazed obscured glass window to front aspect.

OUTSIDE - FRONT

Located down a quiet walkway with pedestrian access only from the front. The property occupies a slightly elevated spot with landscaped front garden and path to front door.

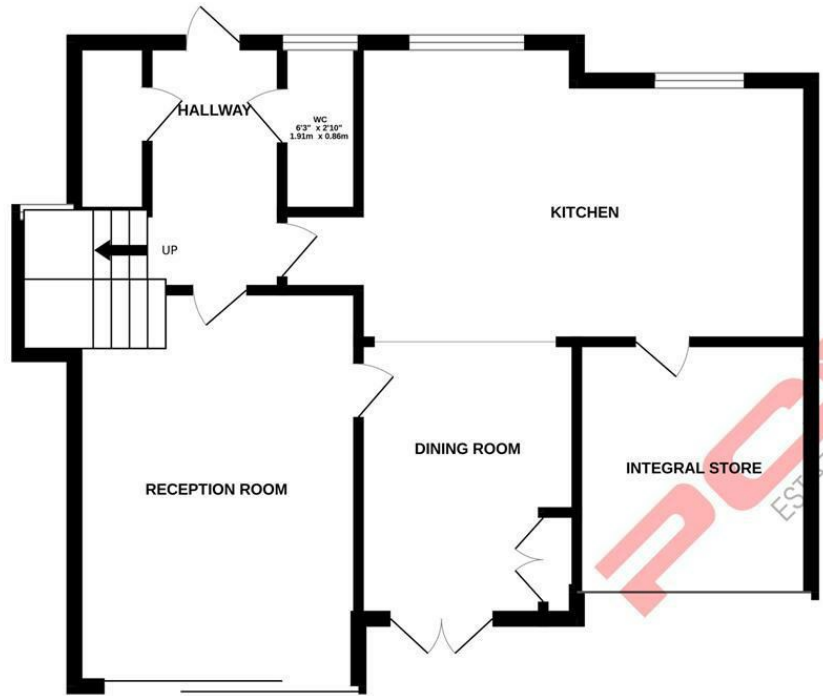
REAR GARDEN

Good sized private and enclosed rear garden mainly laid to lawn with a wooden decked patio abutting the property. The garden extends off the back and wraps around the side elevation with a raised planting area retained by railway sleeper and seating area in between, fenced boundaries, gated access to front and outside lighting. Double opening wooden gates to a concrete driveway providing off road parking for two vehicles.

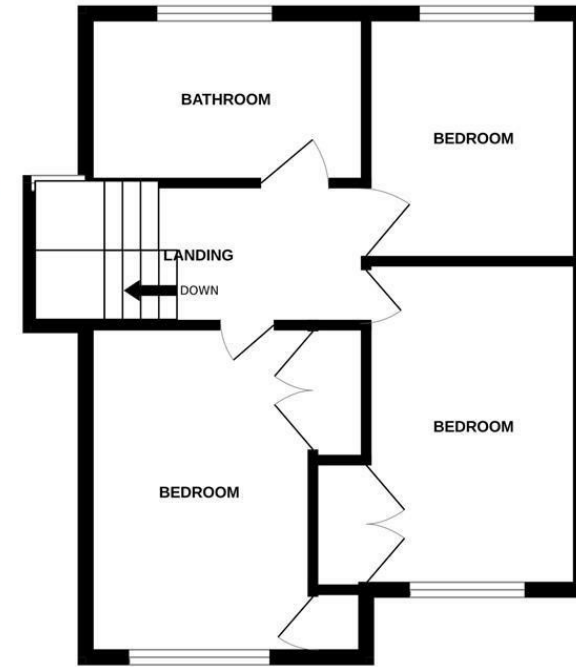
Council Tax Band: D



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			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.