



ESTATE AGENTS

**38, Old Roar Road, St. Leonards-On-Sea, TN37  
7HA**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Guide Price £425,000**

\*\*\* GUIDE PRICE £425,000 TO £450,000 \*\*\*

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED THREE BEDROOMED MODERN HOUSE with AMPLE OFF ROAD PARKING and a ATTACHED DOUBLE GARAGE. Located on this incredibly sought-after road, close to popular schooling establishments and within easy reach of local amenities.

The property is exceptionally well-presented and offers well-proportioned accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, DUAL ASPECT LIVING ROOM, DUAL ASPECT KITCHEN-DINER, upstairs landing, MASTER BEDROOM with BUILT IN WARDROBES and an EN SUITE shower room, TWO FURTHER WELL-PROPORTIONED BEDROOMS and the main family bathroom. Outside, there is a SUNNY, PRIVATE AND ENCLOSED REAR GARDEN offering ample outside space for families or the garden enthusiast to enjoy, whilst to the front there is plenty of off road parking and the aforementioned attached DOUBLE GARAGE. There are modern comforts to include gas fired central heating and double glazing.

This LOVELY FAMILY HOME must be viewed to fully appreciate the accommodation on offer. Please call the owners agents now to book your viewing and avoid disappointment.

### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Tiled flooring, radiator, under stairs storage cupboard, coving to ceiling, doors opening to the dual aspect living room and further door to the dual aspect kitchen-diner.

### **DOWNSTAIRS WC**

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, tiled splashbacks, extractor fan for ventilation, ladder style heated towel rail, tiled flooring, coving to ceiling, double glazed obscured glass window to front aspect.

### **LIVING ROOM**

20' x 10'7 (6.10m x 3.23m)

Dual aspect with double glazed window to front aspect having pleasant views over the front garden, double glazed French doors and window to rear aspect with views and access to the rear garden, double radiator, single radiator, inset down lights, coving to ceiling, television & telephone points, door opening to:

### **KITCHEN-DINER**

20' narrowing to 15'6 x 13'9 (6.10m narrowing to 4.72m x 4.19m)

Return door to entrance hall, under stairs recessed area, ample space for dining table, tiled flooring, dual aspect with double glazed window front and double glazed French doors and window to rear aspect with made to measure plantation shutters. The kitchen itself is fitted with a matching range of eye and base level cupboards and drawers with solid wood worksurfaces over, Range Master cooker with double oven and grill, fitted cooker hood over, integrated under counter fridge, space and plumbing for dishwasher, inset one & ½ bowl sink with mixer tap.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, airing cupboard housing immersion heater.

### **BEDROOM ONE**

14'1 x 10;7 (4.29m x 3.05m;2.13m)

Radiator, built in wardrobe, double glazed window to rear aspect with made to measure plantation shutter, door to:

### **EN SUITE**

Large walk in shower with fixed chrome shower fixing, waterfall style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin to the side, ladder style heated towel rail, part tiled walls, double glazed obscured glass window to front aspect.

### **BEDROOM TWO**

10'2 x 8'5 (3.10m x 2.57m)

Wood laminate flooring, coving to ceiling, radiator, built in wardrobe with mirrored sliding door, double glazed window to rear aspect with made to measure plantation shutter.

**BEDROOM THREE**

10'9 x 7'4 (3.28m x 2.24m)

Coving to ceiling, wood laminate flooring, further recessed area ideal for a wardrobe, double glazed window to front aspect.

**FAMILY BATHROOM**

Panelled bath with mixer tap and shower over, glass shower screen, vanity enclosed wash hand basin with ample storage space beneath and chrome mixer tap, dual flush low level wc, shaver point, ladder style heated towel rail, tiled walls, wood effect laminate flooring, extract fan for ventilation, double glazed obscured glass window to front aspect.

**OUTSIDE - FRONT**

Large front garden mainly laid to lawn, with a good sized driveway providing off road parking for multiple vehicles.

**DOUBLE GARAGE**

19'3 x 17'4 (5.87m x 5.28m)

Twin up and over doors, power and light, ample potential storage in the rafters, consumer unit for the electrics, gas meter, further space for appliances, space and plumbing for washing machine and tumble dryer.

**REAR GARDEN**

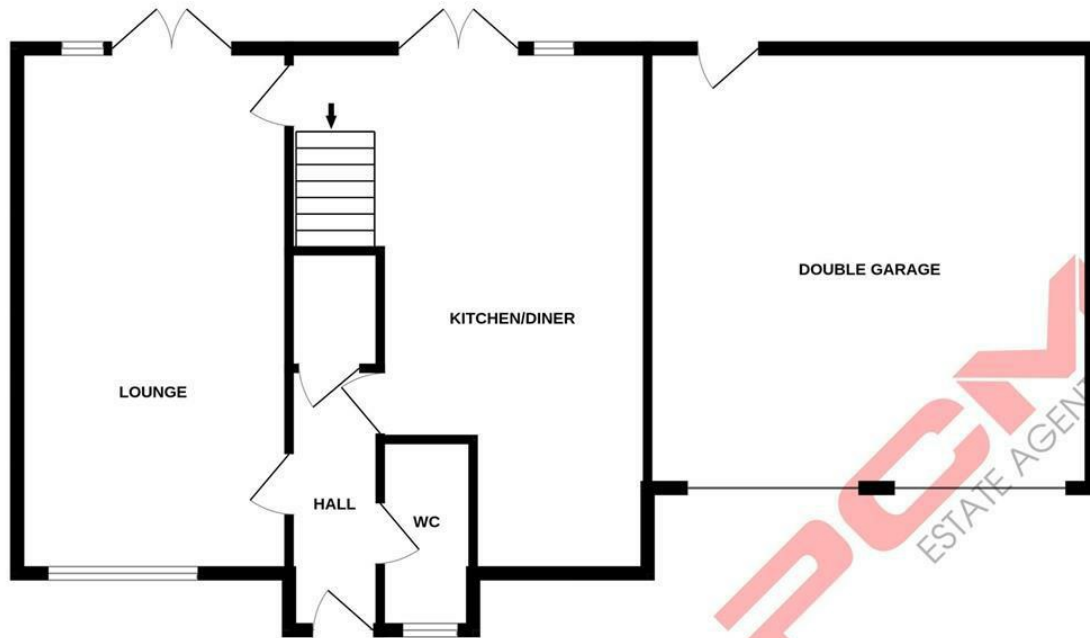
Landscaped and sympathetically terraced with large sun patio offering ample outside space for entertaining, good sized section of lawn with planted borders, hedged boundaries, outside power points and lighting, potential for gated side access.



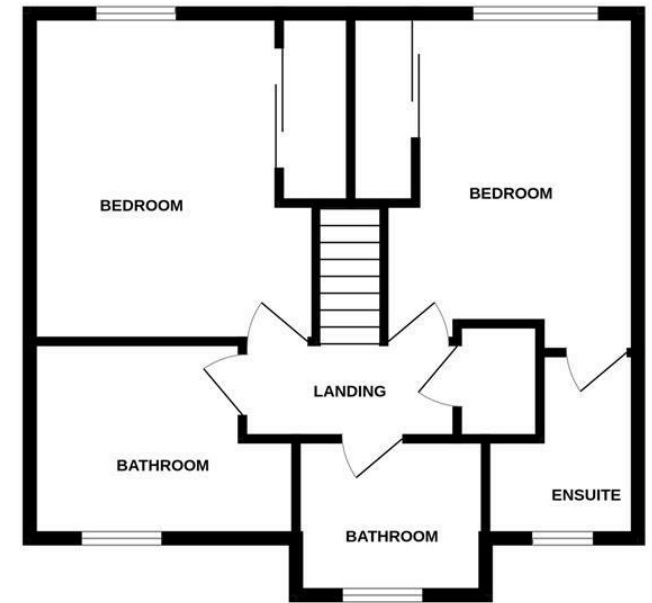




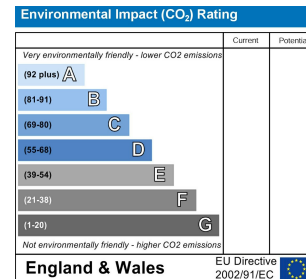
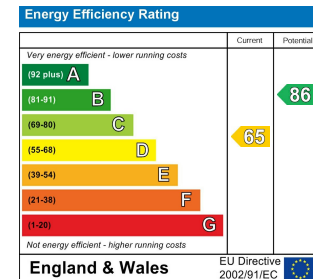
GROUND FLOOR



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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