



ESTATE AGENTS

**21, The Green, St. Leonards-on-sea, TN38 0SU**

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

**Price £799,950**

PCM Estate Agents are delighted to present to the market an opportunity to secure this INDIVIDUAL DETACHED FOUR BEDROOMED HOUSE offered to the market positioned on this INCREDIBLY SOUGHT-AFTER ROAD within St Leonards, close to popular schooling establishments and amenities as well as central St Leonards itself.

This IMPRESSIVE FAMILY HOME has a LARGE DRIVEWAY set behind gates with AMPLE OFF ROAD PARKING for multiple vehicles and a GARAGE. To the rear there is a LEVEL FAMILY FRIENDLY GARDEN with additional outbuilding that could be utilised as a motorbike garage or workshop/ garden room.

Inside this family home, the accommodation is well-proportioned and comprises an entrance porch leading to entrance hall, 20ft LIVING ROOM, separate DINING ROOM, conservatory, kitchen, separate UTILITY ROOM and a DOWNSTAIRS WC. Upstairs, the spacious landing provides access to the MASTER BEDROOM with WALK-IN DRESSING ROOM and EN SUITE SHOWER ROOM, THREE FURTHER WELL-PROPORTIONED DOUBLE BEDROOMS, bathroom, separate SHOWER ROOM and a separate wc.

The property is positioned set back from the road behind wrought iron DOUBLE OPENING GATES onto a block paved drive providing plenty of OFF ROAD PARKING. In addition there is an INTEGRAL GARAGE and gated access to both side elevations. The property is ATTRACTIVE with a CLASSIC STYLE and offers potential for further improvement.

Please call the owners agents now to book your viewing to avoid disappointment.

#### **DOUBLE GLAZED FRONT DOOR**

With double glazed pattern glass window to side, opening to:

#### **VESTIBULE**

Tiled flooring, double glazed window to side elevation, further wooden partially glazed door opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, coving to ceiling, radiator, storage cupboard, doors opening to:

#### **LIVING ROOM**

20'6 x 13' (6.25m x 3.96m)

Double glazed windows to front and side aspects, double glazed sliding patio door providing access to the conservatory to the rear elevation, wood flooring, two radiators, fireplace, television point.

#### **CONSERVATORY**

11'9 x 10'3 (3.58m x 3.12m)

Part brick construction with double glazed windows to both side and rear elevations with pleasant views onto the garden, double glazed French doors to garden, wood effect vinyl flooring, power and light, glass apex roof.

#### **DINING ROOM**

15'4 x 11'6 (4.67m x 3.51m)

Wood flooring, double radiator, serving hatch through to kitchen and a double glazed window to front aspect.

#### **KITCHEN-BREAKFAST ROOM**

13'2 x 11'9 (4.01m x 3.58m)

Part tiled walls, tiled flooring, breakfast bar, fitted with a matching range of eye and base level cupboards and drawers with stone countertops and tiled splashbacks, four ring induction hob with extractor over and a waist level double oven, sunken stainless steel sink with mixer tap and moulded drainer into the countertop, serving hatch though to dining room, space for under counter fridge and dishwasher, down lights, two double glazed windows to rear aspect with views over the garden and door to side aspect leading to:

#### **UTILITY**

7'8 x 6'6 (2.34m x 1.98m)

Space and plumbing for washing machine and further appliances, wall mounted shelving, personal door to the integral garage, double glazed window to rear aspect and wooden partially glazed door opening to the side.

#### **DOWNSTAIRS WC**

Low level wc, wash hand basin, double radiator, tiled flooring, under stairs storage space, double glazed obscured glass window to rear aspect.

#### **FIRST FLOOR LANDING**

Spacious with double glazed window to rear having views over the garden, loft hatch providing access to loft space, double radiator, large storage cupboard.

#### **MASTER BEDROOM**

17'6 narrowing to 15'4 x 12'2 (5.33m narrowing to 4.67m x 3.71m)

Having a range of built in and fitted bedroom furniture, radiator, two double glazed windows to front aspect, door to:

#### **DRESSING ROOM**

5'9 x 4'6 (1.75m x 1.37m)

Built in wardrobe, inset down lights, door to:

#### **EN SUITE SHOWER ROOM**

Walk in shower unit with electric shower, low level wc, vanity enclosed wash hand basin with mixer tap, radiator/ heated towel rail, tile effect laminate flooring, double glazed window to the rear aspect.

#### **BEDROOM TWO**

13'3 x 11'7 (4.04m x 3.53m)

Incredibly spacious, range of built in bedroom furniture, radiator, double glazed windows to side and front aspects.

#### **BEDROOM THREE**

11'1 x 10'5 (3.38m x 3.18m)

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

#### **BEDROOM FOUR**

8'5 x 8'5 (2.57m x 2.57m)

Coving to ceiling, radiator, built in wardrobes, double glazed window to front aspect.

#### **BATHROOM**

Corner bath with mixer tap and shower attachment, pedestal wash hand basin, radiator, tiled walls, tiled flooring, double glazed obscured glass window to rear aspect.

#### **SHOWER ROOM**

Walk in shower enclosure with power shower, radiator, part tiled walls, tile effect laminate flooring.

#### **SEPARATE WC**

Dual flush low level wc, radiator, wood effect laminate flooring, double glazed obscured glass window to rear aspect.

#### **OUTSIDE - FRONT**

Large block paved drive providing off road parking for multiple vehicles, the house itself is set back from the road with gates access and a walled front boundary, offering a degree of privacy and seclusion from the road. Side access to both side elevations, planted areas with shrubs.

#### **GARAGE**

18'6 x 9'7 (5.64m x 2.92m)

Electric roller door, housing the wall mounted boiler, window to side aspect, wall mounted consumer unit for the electrics, gas meter.

#### **REAR GARDEN**

Family friendly, landscaped with a stone/ paved patio abutting the property, outside water tap, gated access down the side elevation to the front, sections of lawn, several seating areas, planted areas, greenhouse and wooden shed. The garden enjoys a pleasant outlook and is secure.

#### **WORKSHOP/ MOTORCYCLE GARAGE**

20' x 12'9 (6.10m x 3.89m)

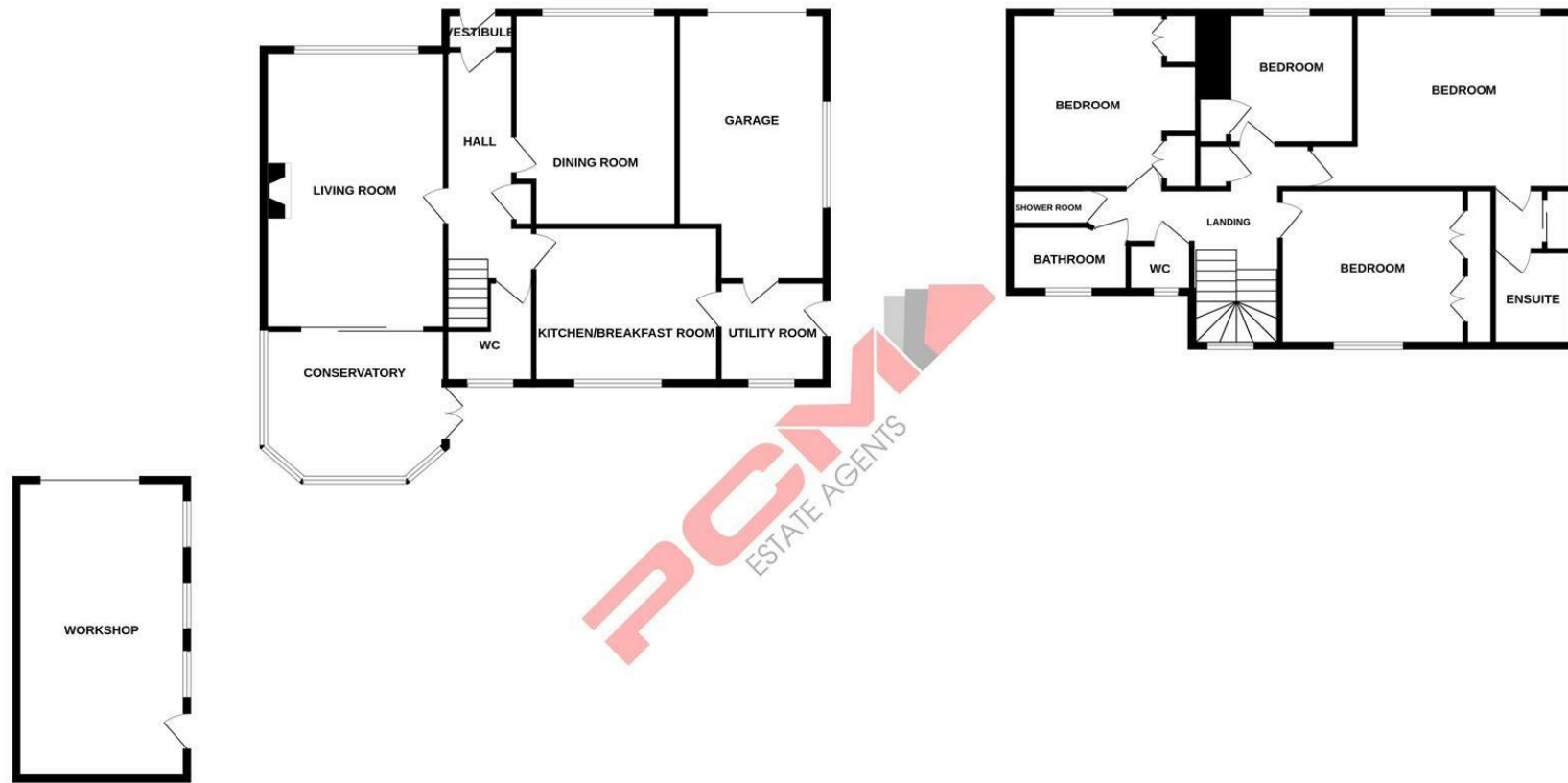
Three windows to the side, double glazed door to side as well as a roller door to the front, power and light, access to a mechanical pit, workbench, ample storage.

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.  
Made with Metropix ©2024

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		