



ESTATE AGENTS

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8BQ**

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**Price £550,000**

PCM Estate Agents are delighted to offer to the market this DECEPTIVELY SPACIOUS FOUR/FIVE BEDROOM DETACHED FOUR STOREY HOUSE with DOUBLE GARAGE, located towards the end of this highly sought after and quiet cul-de-sac towards the northern outskirts of St Leonards, within easy reach of the historic town of Battle.

The property is beautifully presented throughout and offers extremely spacious and versatile accommodation arranged over four floors with the ground floor comprising a spacious entrance hallway, FAMILY ROOM/ HOME OFFICE/ FIFTH BEDROOM, integral DOUBLE GARAGE and wc.

As you walk down to the floor below via a spacious hallway with vaulted ceiling there is a landing leading out to the garden and a 20FT MODERN OPEN PLAN KITCHEN/DINER, UTILITY ROOM, storage room which could be utilised as living space and wc. The floor below comprises a LARGE LIVING ROOM which also leads out to the garden via two sets of double doors, and a further large storage room. The upper floor accommodation benefits from FOUR GOOD SIZED BEDROOMS, the master enjoying its own EN SUITE SHOWER ROOM in addition to the main family bathroom.

Externally the property boasts a private and SECLUDED REAR GARDEN backing onto an area of woodland, whilst to the front there is a driveway providing OFF ROAD PARKING for multiple vehicles.

This property is considered an ideal family home. Please call the owners agents now to book your viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE HALLWAY**

Spacious entrance hallway with staircase rising to upper floor accommodation, staircase descending to lower floor accommodation, vaulted ceiling letting in ample light, radiator, wall mounted thermostat control, wall mounted security alarm panel.

#### **HOME OFFICE/BEDROOM FIVE**

16'1 x 9'3 (4.90m x 2.82m)

Double glazed window to rear aspect, understairs storage cupboard radiator.

#### **WC**

Dual flush wc, wash hand basin, tiled splashback, radiator, double glazed obscure glass window to side aspect.

#### **LOWER LANDING**

Spacious landing with vaulted ceiling, double glazed french doors opening to rear aspect leading out to decking, radiator, staircase descending to lower level, double doors opening to:

#### **KITCHEN/DINER**

20' x 15'6 (6.10m x 4.72m)

Open plan room with modern fitted kitchen comprising a range of eye and base level units with work surfaces over, four ring Smeg induction hob with extractor above, integrated Neff double oven and grill, space and plumbing for dishwasher, 1 1/2 bowl stainless steel inset sink with mixer tap, space for American style fridge/freezer. Dining area offers ample space for dining table and chairs, double glazed french doors and window to rear aspect offering outlook and access to decking, radiator.

#### **UTILITY ROOM**

7'1 x 6'2 (2.16m x 1.88m)

Further base level units with work surfaces over, stainless steel inset sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, radiator, door to@

#### **STORE ROOM**

18'3 x 8'9 (5.56m x 2.67m)

Considered ideal for storage space/home office/gym. Note - This room has no natural light.

#### **WC**

Dual flush wc, wash hand basin with tiled splashback. radiator.

#### **LOUNGE**

23'5 max x 19'9 max (7.14m max x 6.02m max)

This is located on the lowest floor of the property, Two sets of double glazed french doors opening to rear aspect, double glazed window to rear aspect, radiator, wall mounted thermostat control. Door to:

### **STORAGE ROOM**

Deceptively spacious l-shaped storage room providing ample storage space with light.

### **FIRST FLOOR LANDING**

Double glazed window to side aspect, loft hatch, radiator, airing cupboard, storage cupboard.

### **BEDROOM**

13' max x 11'6 max (3.96m max x 3.51m max)

Built in wardrobes, double glazed window to rear aspect, radiator. Door to:

### **EN SUITE SHOWER ROOM**

Walk in double shower with rainfall style shower attachment, dual flush wc, wash hand basin, part tiled walls, shaver point, chrome ladder style radiator, extractor fan, double glazed obscure glass window to side aspect.

### **BEDROOM**

9'7 max x 8'11 max (2.92m max x 2.72m max)

Double glazed window to front aspect, radiator.

### **BEDROOM**

9'8 x 9'7 (2.95m x 2.92m)

Double glazed window to rear aspect, built in wardrobe, radiator.

### **BEDROOM**

8'11 x 8'5 (2.72m x 2.57m)

Double glazed window to front aspect, radiator.

### **BATHROOM**

Panel bath with mixer tap and shower attachment, dual flush wc, wash hand basin, part tiled walls, ladder style radiator, shaver point, extractor fan, double glazed obscure glass window to front aspect.

### **FRONT GARDEN**

Driveway providing off road parking for multiple vehicles, well presented area of front garden.

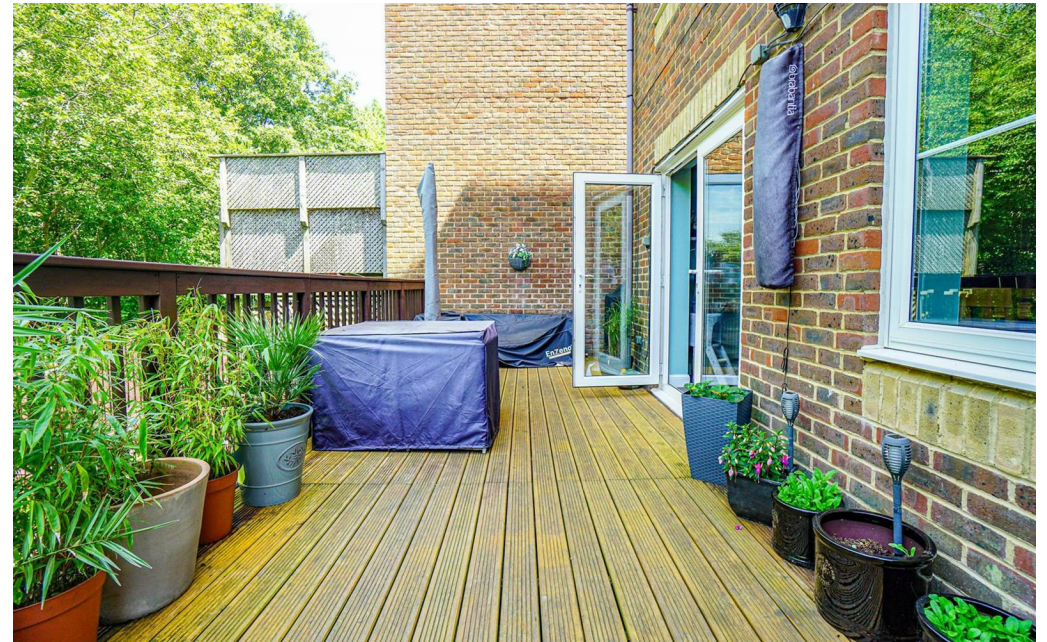
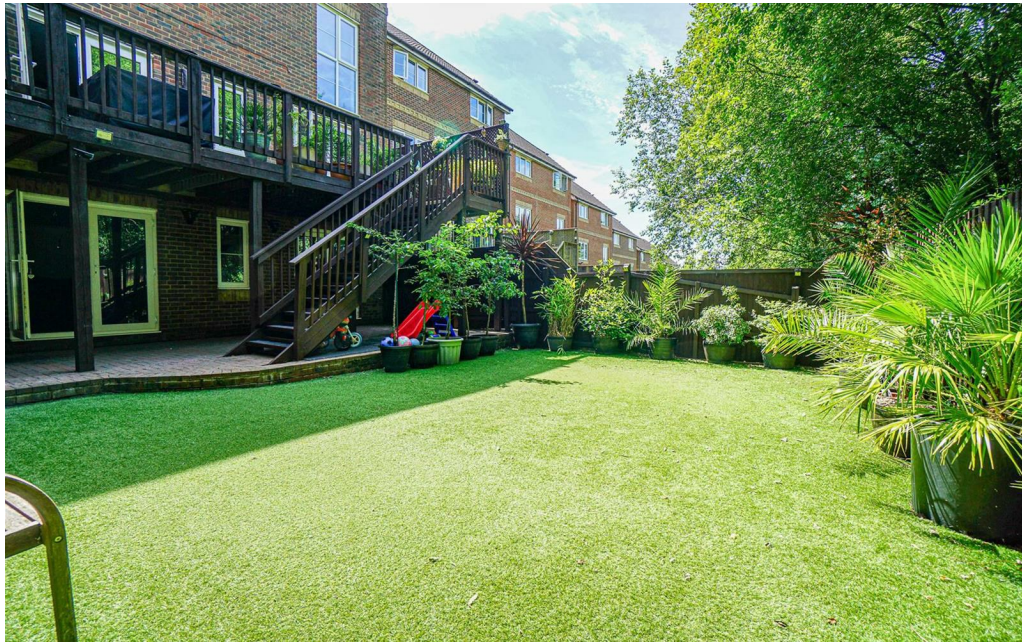
### **DOUBLE GARAGE**

Up and over door, power and light connected.

### **REAR GARDEN**

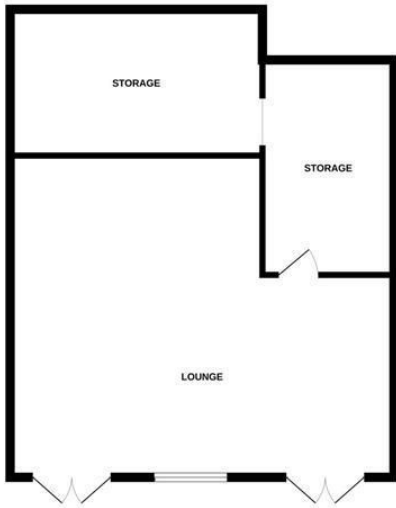
The property enjoys a private and secluded rear garden backing onto a small area of woodland. The garden features a large area of decking ideal for seating and entertaining. The lower section of garden is mainly laid with artificial lawn enclosed by fenced boundaries.



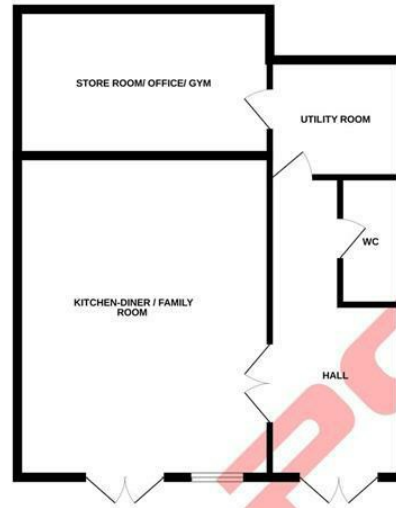




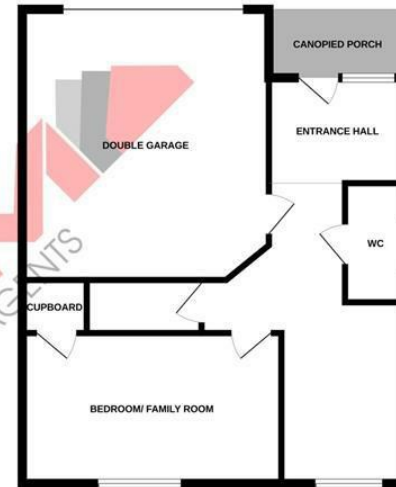
LOWER LEVEL 2



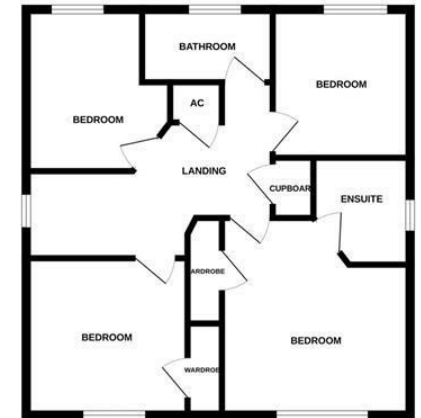
LOWER LEVEL 1



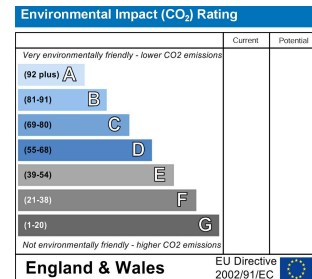
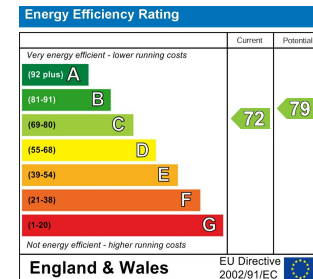
ENTRANCE HALL LEVEL



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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