



ESTATE AGENTS

**21, The Suttons, St Leonards-on-sea, TN38 9RA**

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**Price £450,000**

PCM Estate Agents are delighted to offer to the market this spacious FOUR BEDROOM DETACHED HOUSE with DOUBLE GARAGE and a PRIVATE GARDEN backing onto woodland. Located in this highly sought-after quiet cul-de-sac in St Leonards.

The property offers spacious accommodation throughout comprising a large entrance hallway, 19ft DUAL ASPECT LOUNGE-DINER leading out to the garden, separate 19ft KITCHEN, DOWNSTAIRS WC, first floor landing, FOUR BEDROOMS all of which are of a good size and the master enjoying its own EN SUITE in addition to the main family bathroom. Externally the property boasts a DOUBLE GARAGE with AMPLE OFF ROAD PARKING, and to the rear is a PRIVATE FAMILY FRIENDLY REAR GARDEN predominantly level and backing onto woodland.

Situated within St Leonards close to a range of local schooling facilities, the property is considered an IDEAL FAMILY HOME. CHAIN FREE

Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALL**

Spacious with stairs rising to first floor accommodation, under stairs storage area, two storage cupboards, shelving built into recess. radiator.

#### **CLOAKROOM**

Double glazed window to front aspect, wash hand basin with tiled splash back, low level wc, radiator.

#### **LOUNGE/DINER**

19'11 narrowing to 9'11 x 20'7 narrowing to 10'11 (6.07m narrowing to 3.02m x 6.27m narrowing to 3.33m)

Spacious L shaped room benefitting from dual aspect with double glazed French doors to rear aspect leading out to the garden, double glazed windows to front and side aspects, two radiators.

#### **KITCHEN/DINER**

19' x 8' narrowing to 7'6 (5.79m x 2.44m narrowing to 2.29m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, inset sink with mixer tap, radiator, double glazed window

to rear aspect overlooking the garden, double glazed window and door to side aspect leading out to the garden.

#### **FIRST FLOOR LANDING**

Double glazed window to front aspect, trap hatch to loft space, airing cupboard.

#### **BEDROOM ONE**

13'5 x 9'6 (4.09m x 2.90m)

Double glazed window to rear aspect enjoying a pleasant outlook, two built in wardrobes, radiator, door to:

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

Walk in shower with shower screen, wc, wash hand basin, part tiled walls, tiled flooring, radiator, double glazed obscured window to front aspect.

#### **BEDROOM TWO**

11'1 max x 9'3 max (3.38m max x 2.82m max)

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

#### **BEDROOM THREE**

11'1 x 10'6 (3.38m x 3.20m)

Double glazed window to rear aspect enjoying a pleasant outlook, built in wardrobe, radiator.

#### **BEDROOM FOUR**

7'7" x 6'10" (2.31 x 2.08)

Double glazed window to rear aspect, radiator.

#### **FAMILY BATHROOM**

6'7 x 6'2 (2.01m x 1.88m)

Modern suite comprising a panelled bath with mixer tap, shower attachment and shower screen, wc, wash hand basin, part tiled walls, double glazed obscured window to front aspect.

#### **FRONT GARDEN**

Driveway providing off road parking for multiple vehicles, area of garden laid to lawn.

#### **DETACHED DOUBLE GARAGE**

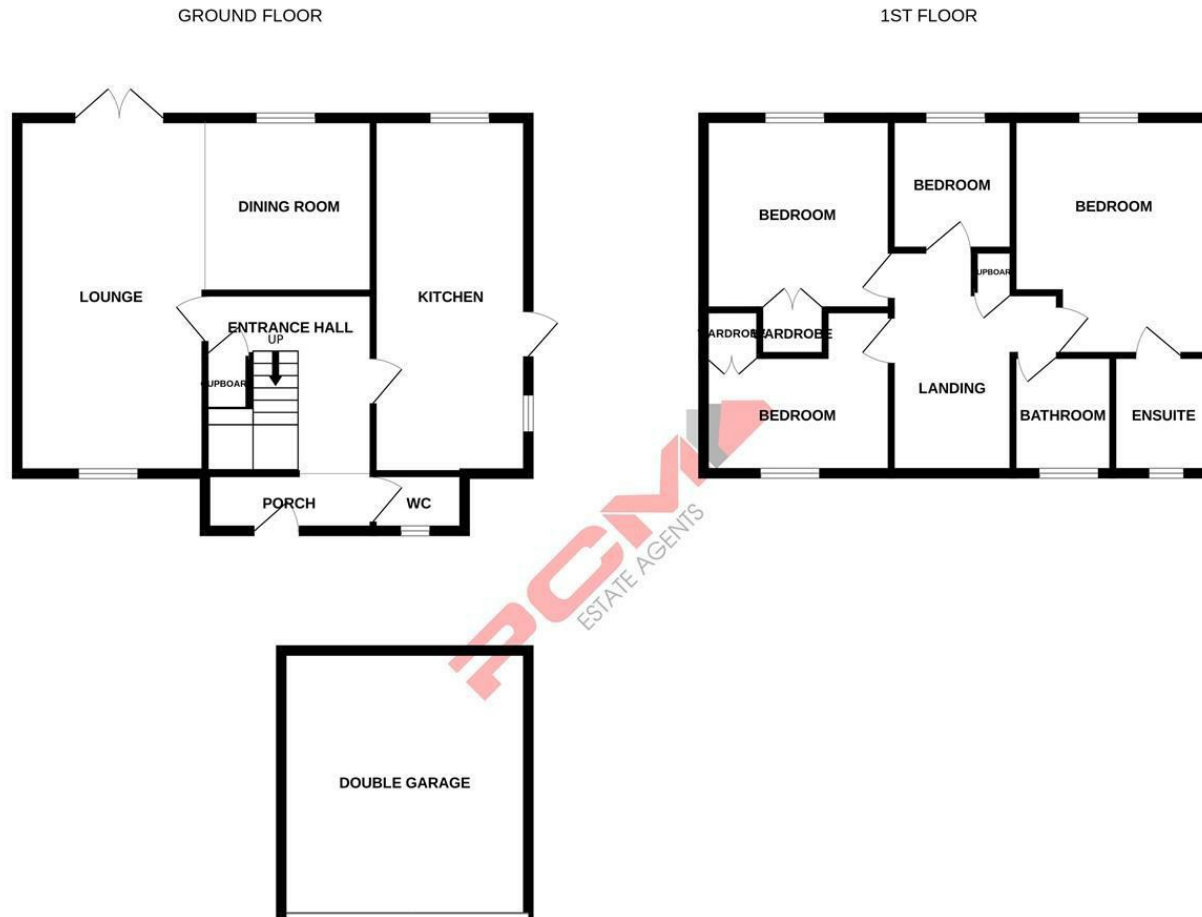
Twin up and over doors, light and power.

#### **REAR GARDEN**

Private and secluded family friendly garden backing onto woodland and featuring a large patio area ideal for seating and entertaining leading onto an area of lawn, enclosed fenced boundaries, side access to the front of the property.

Council Tax Band: D





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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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