



ESTATE AGENTS

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Price £680,000

An exciting opportunity has arisen to acquire this IMMACULATELY PRESENTED FIVE BEDROOM, THREE BATHROOM, DETACHED MODERN HOUSE which offers deceptively spacious and versatile accommodation throughout.

Offering a modern living space comprising a generous entrance hallway, 26ft LIVING ROOM, an exceptionally well-presented KITCHEN-DINING-FAMILY ROOM with VAULTED CEILINGS and BI-FOLD DOORS leading out to the garden, second KITCHEN/ UTILITY ROOM and a DOWNSTAIRS BEDROOM leading to a LUXURY BATHROOM, considered ideal for use as annexe accommodation. To the first floor there are FOUR DOUBLE BEDROOMS with the master enjoying a JULIETTE BALCONY and its own EN SUITE in addition to the main bathroom. The property is considered ideal for DUAL LIVING ACCOMODATION and also has the benefit of SEA VIEWS from the front aspect.

Externally the property occupies a GENEROUS PLOT with a LARGE FAMILY FRIENDLY REAR GARDEN considered ideal for seating and entertaining plus a STORE ROOM, whilst to the front there is a LARGE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles.

Located on a sought-after road in West St Leonards, within easy reach of the seafront in addition to central St Leonards and Hastings town centre.

If you are looking for a BEAUTIFULLY PRESENTED DETACHED MODERN HOME, look no further than this STUNNING example and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with stairs rising to first floor accommodation, under stairs storage cupboard, wall mounted thermostat control, integrated bench, radiator, door to:

LOUNGE

26'1 x 13'8 max (7.95m x 4.17m max)

Double glazed window to front aspect, two radiators, double doors:

KITCHEN-DINING-FAMILY ROOM

18'6 narrowing to 9'1 x 22'10 narrowing to 14'5 (5.64m narrowing to 2.77m x 6.96m narrowing to 4.39m)

A particular feature of the property being exceptionally well-presented and spacious with bi-fold doors leading out to the rear garden and vaulted ceilings. The kitchen comprises a range of eye and base level units and island with worksurfaces over, integrated Neff appliances including double ovens, five ring induction hob, integrated dishwasher and washing machine, integrated wine cooler and space for fridge freezer. The room offers ample space for dining table and chairs ideal for entertaining, with snug area also. Double doors to lounge and further door to:

KITCHEN/ UTILITY ROOM

12'7 x 10'9 (3.84m x 3.28m)

Comprising a range of eye and base level units with worksurfaces, four ring gas hob with extractor above, integrated oven, integrated dishwasher, space and plumbing for washing machine, space for breakfast table and chairs, radiator, double glazed window to rear aspect.

BEDROOM

13'9 max x 13'7 (4.19m max x 4.14m)

Double glazed window to front aspect, radiator door to:

EN SUITE

11'6 x 8' (3.51m x 2.44m)

Luxury suite comprising a walk in double shower with rainfall style shower attachment, his and hers wash hand basin's with ample storage below and tiled splashback, chrome ladder style radiator, separate radiator, cupboard housing wall mounted gas fired boiler (the vendor has advised that this has recently been installed), dual flush wc, airing cupboard with radiator, two double glazed windows to side aspect, door to side aspect leading out to the driveway.

FIRST FLOOR LANDING

Loft hatch, Velux window to rear aspect, radiator.

BEDROOM

15'11 x 11'4 (4.85m x 3.45m)

Double doors and Juliette balcony to the rear aspect overlooking the garden, double glazed window to side aspect, radiator, door to:

EN SUITE

8'2 x 5'5 (2.49m x 1.65m)

Walk in double shower with rainfall style shower attachment, wash hand basin with storage below, dual flush wc, chrome ladder style radiator, wall mounted LED mirror, part tiled walls, extractor fan, double glazed obscured window to side aspect.

BEDROOM

14' max x 11'3 (4.27m max x 3.43m)

Double glazed window to front aspect enjoying sea views, radiator.

BEDROOM

14'3 x 11'10 max (4.34m x 3.61m max)

Double glazed window to front aspect which enjoys sea views, radiator.

BEDROOM

11'9 x 10'5 (3.58m x 3.18m)

Velux window to rear aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attached, wash hand basin set into vanity unit with ample storage,. wall mounted LED mirror, dual flush wc, part tiled walls, double glazed window to front aspect with sea views, chrome ladder style radiator.

STORE ROOM

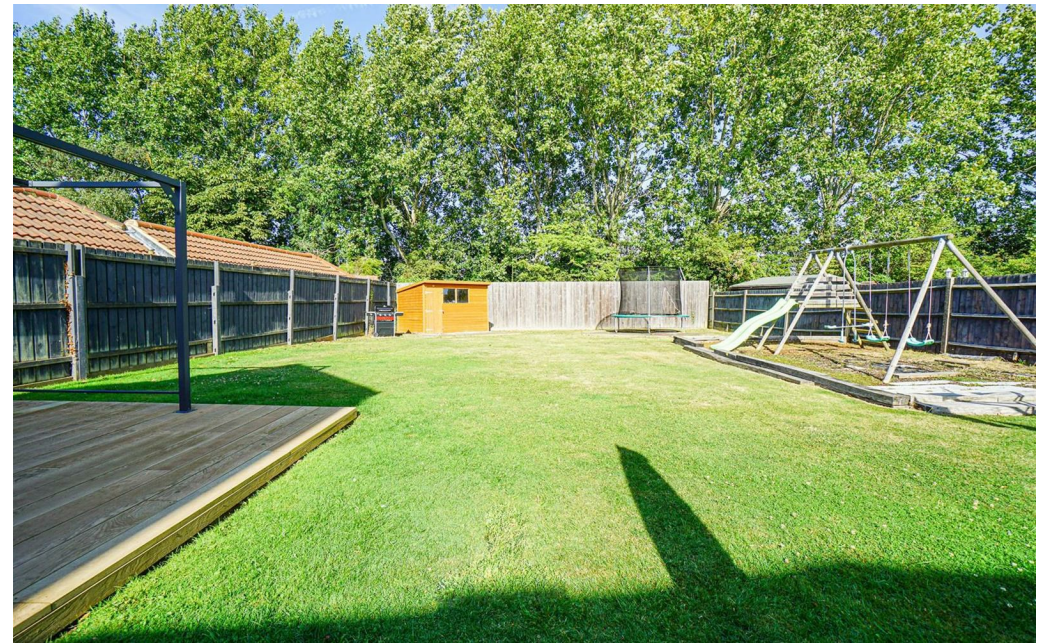
19' x 6' (5.79m x 1.83m)

Double glazed French doors to front aspect. This room is considered ideal for storage or home office.

REAR GARDEN

Beautifully presented, private and secluded garden, predominantly level and considered family friendly. The garden features a patio area with separate area of decking, considered ideal for seating and entertaining. The rest of the garden is mainly laid to lawn with a large storage shed and enclosed fenced boundaries. There is also exterior lighting, water tap and side access to the front of the property.

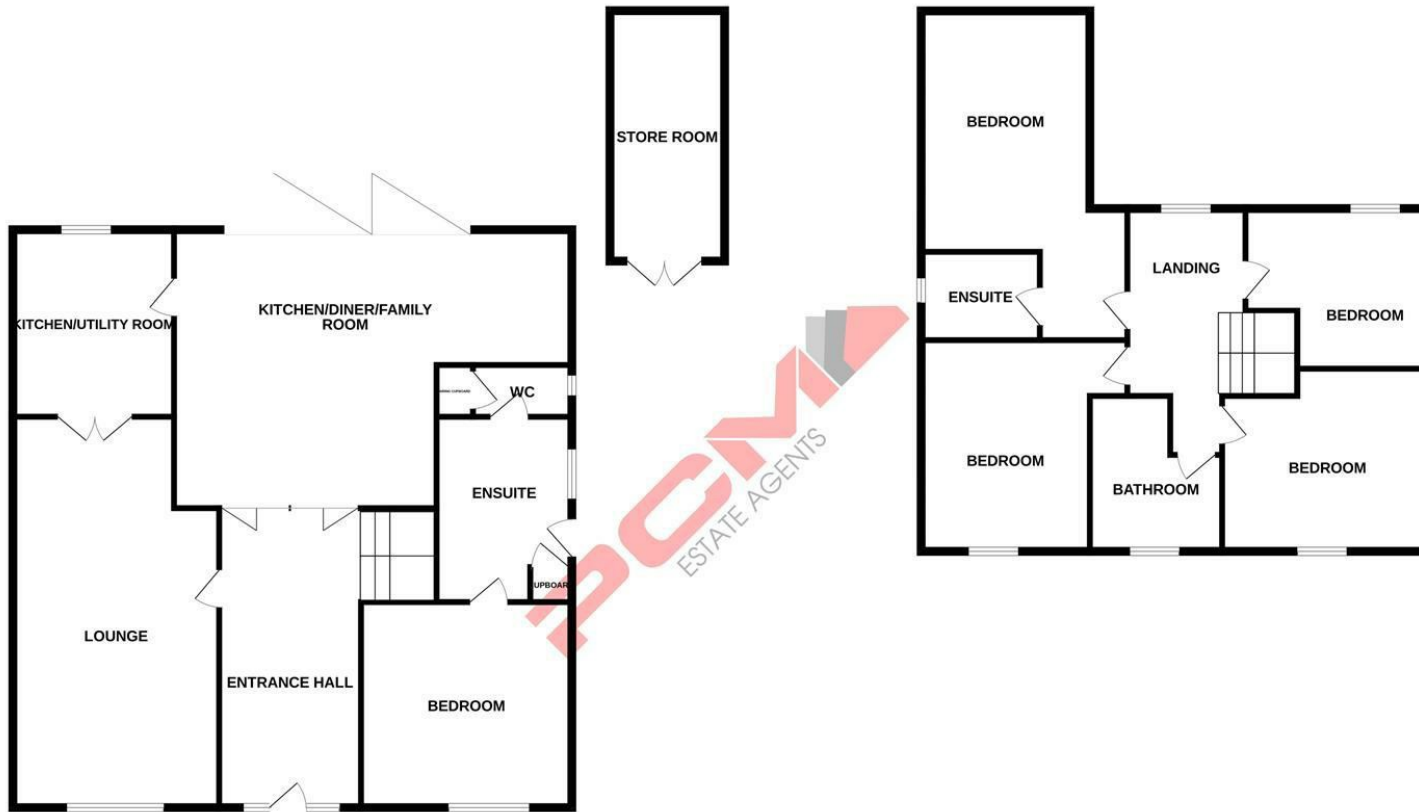




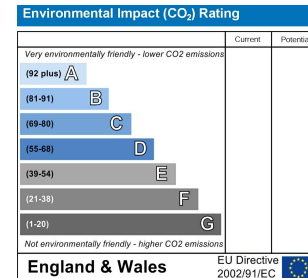
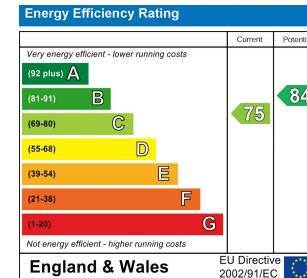


GROUND FLOOR

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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