



ESTATE AGENTS

7, Summer Hill, St Leonards-on-sea, TN38 0GP

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Price £599,950

An exciting opportunity has arisen to acquire this BEAUTIFULLY PRESENTED FOUR BEDROOM, THREE RECEPTION ROOM, DETACHED HOUSE with DOUBLE GARAGE. Located in this highly sought-after and RARELY AVAILABLE cul-de-sac within St Leonards.

The property boasts SPACIOUS ACCOMODATION throughout comprising an entrance hallway, 19ft TRIPLE ASPECT LIVING ROOM, separate DINING ROOM, MODERN KITCHEN, UTILITY ROOM, STUDY and a downstairs WC, whilst to the first floor there are FOUR DOUBLE BEDROOMS with the master enjoying its own EN SUITE in addition to a main family bathroom. Externally the property boasts a PRIVATE AND SECLUDED REAR GARDEN which is considered family friendly, whilst to the front there is OFF ROAD PARKING leading to a DOUBLE GARAGE.

The property is located on this incredibly sought-after and RARELY AVAILABLE cul-de-sac within St Leonards and is considered to be within easy reach of central St Leonards with its range of boutique shops, bars and restaurants, the seafront and Warrior Square with its mainline railway station.

The only way to appreciate the quality of the accommodation on offer is to arrange an immediate viewing via PCM Estate Agents to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

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

LOUNGE

19'7 x 11'10 (5.97m x 3.61m)

Triple aspect room with sliding patio doors to rear aspect overlooking the garden, double glazed windows to front and side aspects, feature gas fireplace, two radiators, television point, doorway to:

DINING ROOM

11'11 x 9'10 (3.63m x 3.00m)

Double glazed window to rear aspect, radiator, return door to hallway.

KITCHEN

11' x 9'10 (3.35m x 3.00m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, integrated dishwasher, inset sink with instant hot water mixer tap, integrated fridge, tiled flooring, double glazed window to rear aspect, radiator.

UTILITY ROOM

8'8 x 6'6 (2.64m x 1.98m)

Comprising eye and base level units with worksurfaces, radiator, fridge freezer, washing machine and tumble dryer.

STUDY

9'8 x 8'4 (2.95m x 2.54m)

Two double glazed windows to front aspect, range of fitted storage units, radiator.

DOWNSTAIRS WC

Dual flush wc, wash hand basin with storage below, double glazed obscured window to side aspect, ladder style radiator, tiled walls and flooring.

FIRST FLOOR LANDING

Spacious with loft hatch, two double glazed windows to front aspect, two radiators.

MASTER BEDROOM

19'7 narrowing to 13'2 x 11'10 max (5.97m narrowing to 4.01m x 3.61m max)

Dual aspect room with a range of fitted wardrobes and drawers, dressing table, two double glazed windows to front aspect, double glazed window to rear aspect, two radiators.

EN SUITE SHOWER ROOM

6'7 x 6' (2.01m x 1.83m)

Walk in double shower with shower screen, dual flush wc, wash hand basin, storage cupboards with surfaces over, double glazed window to rear aspect, shaver point, tiled walls, tiled flooring, chrome ladder style radiator.

BEDROOM

11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to rear aspect, radiator.

BEDROOM

11'1 x 9'1 (3.38m x 2.77m)

Double glazed window to rear aspect, radiator, built in storage cupboards with one housing the water tank.

BEDROOM

13'2 max x 8'5 (4.01m max x 2.57m)

Two double glazed windows to front aspect, radiator.

SHOWER ROOM

8'3 x 7'3 (2.51m x 2.21m)

Comprises a walk in double shower with shower screen, dual flush wc, wash hand basin with storage below, further storage cupboards, chrome ladder style radiator, tiled walls, double glazed window to side aspect.

REAR GARDEN

Private and secluded, family friendly and featuring a spacious patio ideal for seating and entertaining, area of lawn, additional seating area at the end of the garden, mature trees, two storage sheds, exterior lighting, exterior power point, side access to the front of the property.

FRONT GARDEN

The property benefits from a generous frontage which is mainly laid to lawn, driveway providing off road parking.

DOUBLE GARAGE

18'3 x 16'2 (5.56m x 4.93m)

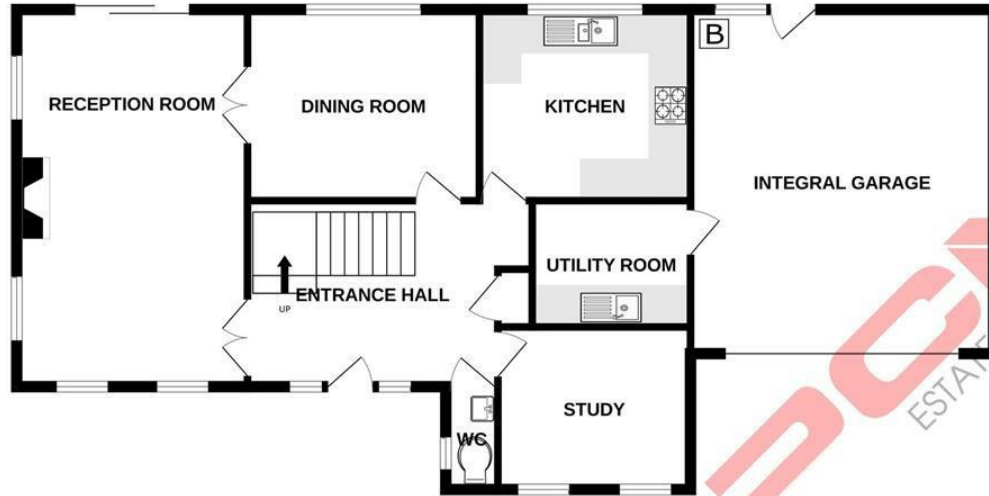
Up and over electric door, door and window to rear aspect, wall mounted gas fired boiler, storage units, worksurfaces, power and lighting and ample parking on the driveway in front of.



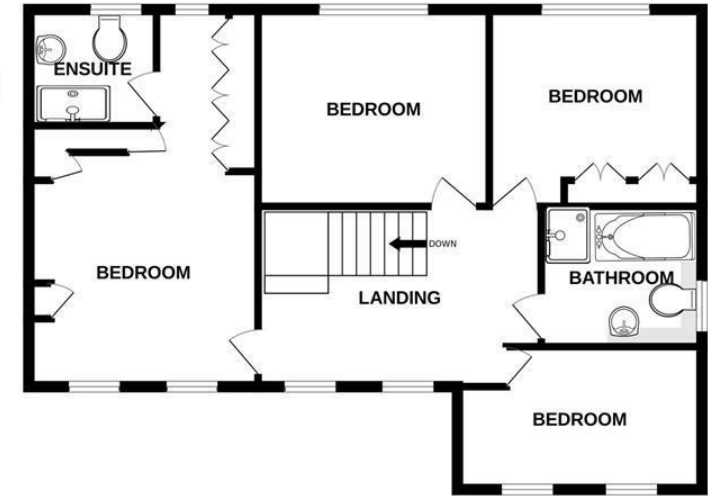




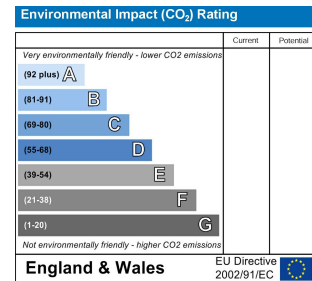
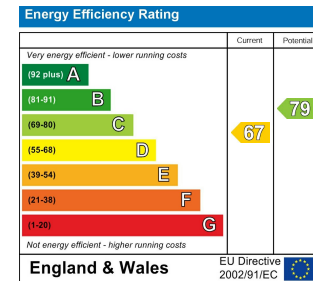
GROUND FLOOR



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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