



ESTATE AGENTS

25, Stonebeach Rise, St. Leonards-On-Sea, TN38 8EN

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Price £550,000

An opportunity has arisen to acquire this FOUR/ FIVE BEDROOMED DETACHED EXECUTIVE STYLE HOUSE with DOUBLE GARAGE and WELL-PRESENTED GARDENS located within a sought-after residential estate towards the northern outskirts of St Leonards, within easy reach of Battle with its excellent schooling facilities.

The property offers spacious and versatile accommodation throughout comprising a generous entrance hallway, LOUNGE and KITCHEN-DINER both having access to the garden, UTILITY ROOM, STUDY and BEDROOM FIVE/ SEPARATE DINING ROOM. To the upper floors there is a LUXURY BATHROOM SUITE and FOUR DOUBLE BEDROOMS, the master enjoying a VAULTED CEILING, EN-SUITE and JULIETTE BALCONY. Externally the property enjoys PRIVATE AND SECLUDED GARDENS to the rear and side, which are family friendly, whilst to the front there is a LARGE DRIVEWAY leading to a DETACHED DOUBLE GARAGE.

The property is considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious and split level with stairs rising to the first floor accommodation, stairs leading down to main living space, wall mounted security alarm panel, radiator.

DINING ROOM/ BEDROOM FIVE

13'6 x 9'11 (4.11m x 3.02m)

Double glazed window to front aspect, radiator.

STUDY

9'9 x 7'8 (2.97m x 2.34m)

Double glazed window to front aspect, radiator.

LOWER LANDING

Storage cupboard, double doors leading to:

LOUNGE

16'8 x 13'11 (5.08m x 4.24m)

Light and airy room with double glazed sliding patio doors to rear aspect leading out to the garden, double glazed window to side aspect, feature fire surround two radiators.

KITCHEN-BREAKFAST ROOM

14'5 x 11'3 (4.39m x 3.43m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, integrated oven and grill, integrated fridge freezer, ample space for breakfast table and chairs, radiator, two double glazed windows to rear aspect overlooking the garden, door to side aspect leading out to the garden.

WC/ UTILITY

8'3 x 4'11 (2.51m x 1.50m)

Space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, wc, wash hand basin, double glazed obscured window to side aspect, extractor fan, radiator.

FIRST FLOOR LANDING

Split level with airing cupboard.

MASTER BEDROOM

13'11 x 10'7 (4.24m x 3.23m)

Juliette balcony to rear aspect enjoying a pleasant outlook, radiator, vaulted ceiling, stairs leading to landing/ dressing area with built in wardrobes, door to:

EN SUITE

8' x 5'6 (2.44m x 1.68m)

Walk in shower, wc, wash hand basin, radiator, extractor fan, double glazed obscured window to side aspect.

BEDROOM TWO

11'6 x 11'4 (3.51m x 3.45m)

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

BATHROOM

8'2 x 7'6 (2.49m x 2.29m)

Luxury modern suite comprising a bath with mixer tap and rainfall style shower attachment, dual flush wc, wash hand basin, part tiled walls, tiled flooring, chrome ladder style radiator, extractor fan, double glazed obscured window to side aspect.

UPPER LANDING

Feature double glazed window to front aspect.

BEDROOM

9'10 x 7'8 (3.00m x 2.34m)

Built in storage cupboards, double glazed window to front aspect, radiator, loft hatch.

BEDROOM

13'5 x 10' (4.09m x 3.05m)

Double glazed window to front aspect, radiator, loft hatch.

REAR GARDEN

The property enjoys a private and secluded garden enjoying a sunny aspect and being considered family friendly. The garden features an area of decking ideal for seating and entertaining, the rest of the garden is mainly laid to lawn and features a range of mature shrubs and trees, with side access to the front of the property.

DOUBLE GARAGE

18'4 x 18'3 (5.59m x 5.56m)

Two up and over electric doors, power and lighting, personal door to side aspect.

OUTSIDE - FRONT

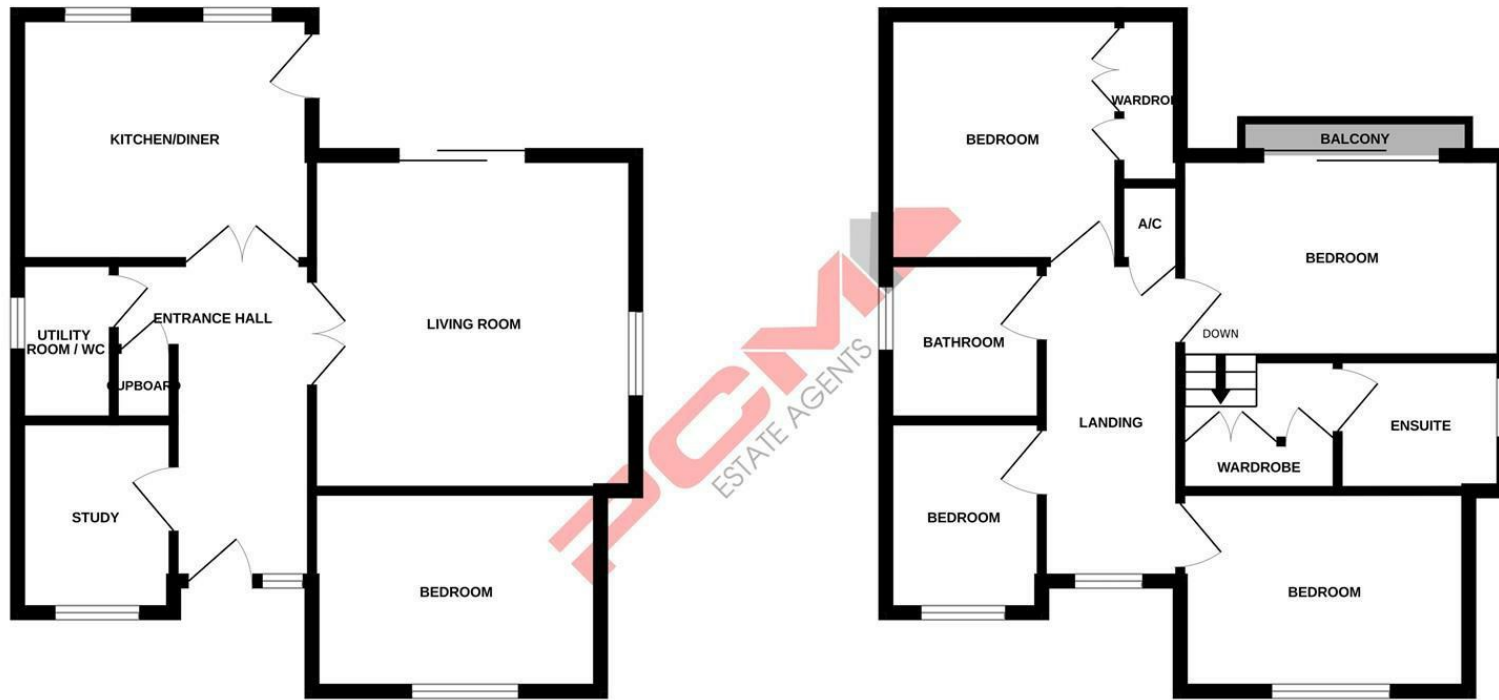
Large driveway providing off road parking for multiple vehicles.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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.