



ESTATE AGENTS

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

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Price £425,000

PCM Estate Agents are delighted to offer for sale this well proportioned THREE BEDROOMED DETACHED HOUSE located on a sought-after residential development on the outskirts of St Leonards, and within reach of the historic town of Battle with its excellent schooling facilities.

The property offers well-presented spacious accommodation throughout comprising an entrance hallway, GENEROUS LIVING ROOM, DINING ROOM, kitchen, conservatory and WC, whilst the garage has been partially converted to create a UTILITY/ FURTHER LIVING SPACE, whilst to the first floor there are THREE BEDROOMS and a family bathroom.

Externally the property boasts a PRIVATE AND SECLUDED FAMILY FRIENDLY GARDEN, whilst to the front there is a driveway providing OFF ROAD PARKING for multiple vehicles. This home offers modern comforts including gas fired central heating and double glazing and well presented accommodation throughout.

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

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Radiator, doors leading to:

WC

Dual flush wc, wash hand basin, double glazed obscured window to front aspect, radiator.

LOUNGE

16'1 x 15'3 max (4.90m x 4.65m max)

Double glazed window to front aspect, stairs leading to first floor accommodation, radiator, double doors leading to:

DINING ROOM

8'6 x 8'5 (2.59m x 2.57m)

Double glazed sliding patio doors to rear aspect, under stairs storage cupboard, radiator, doorway to:

CONSERVATORY

Double glazed sliding doors to rear aspect leading out to the garden, double glazed window to side aspect.

KITCHEN

14'11 max x 6'4 max (4.55m max x 1.93m max)

Comprising a range of eye and base level units with worksurfaces over, space for gas cooker with extractor above, stainless steel inset sink with mixer tap, double glazed window to rear aspect enjoying a pleasant outlook over the garden. Partition wall creating a partial separation leading to a utility area which comprises further eye and base level units with worksurfaces, space for fridge freezer, space and plumbing for dishwasher, stainless steel inset sink with mixer tap, radiator, door leading to garage.

FIRST FLOOR LANDING

Airing cupboard, loft hatch.

BEDROOM

12'9 max x 8'5 (3.89m max x 2.57m)

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

BEDROOM

11' x 8'6 (3.35m x 2.59m)

Built in wardrobes, double glazed window to front aspect, radiator.

BEDROOM

7'6 x 6'5 (2.29m x 1.96m)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, shaver point, extractor fan, tiled walls, radiator, double glazed obscured window to rear aspect.

REAR GARDEN

Well-presented, private and secluded garden, considered family friendly and featuring two patio areas ideal for seating and entertaining. The rest of the garden is mainly laid to lawn and features a range of mature shrubs, plants and trees, storage shed/ playhouse and side access to the front of the property.

GARAGE/ UTILITY

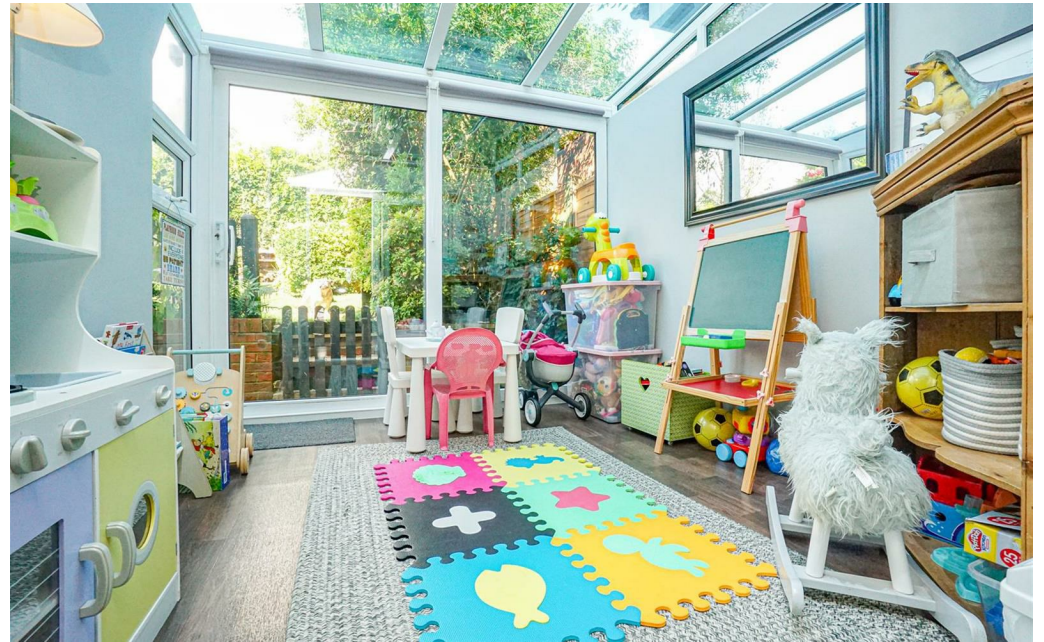
13'1 x 8'2 (3.99m x 2.49m)

Now used for further utility/ living space, space and plumbing for washing machine, space for tumble dryer, radiator, part glazed door and double glazed window to rear aspect leading out to the garden. Door leading to storage room with double doors to the front aspect.

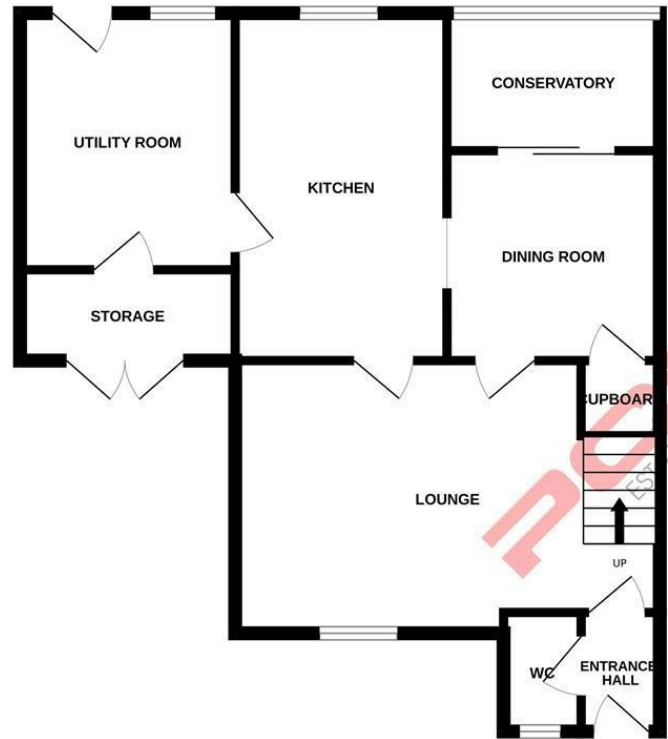
OUTSIDE - FRONT

Area of garden, driveway providing off road parking for multiple vehicles.

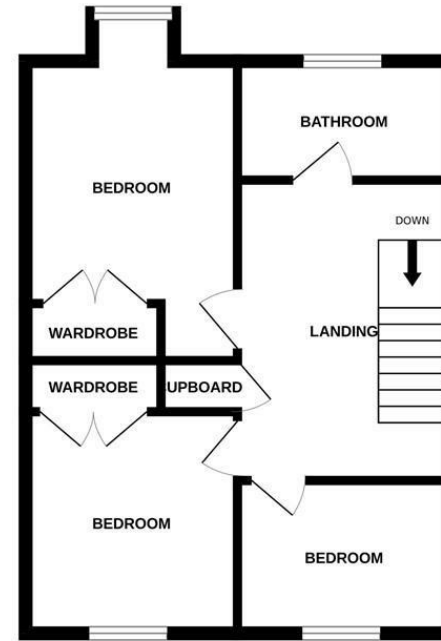
Council Tax Band: D



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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			80
(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	