



ESTATE AGENTS

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0RW**

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**Price £675,000**



PCM is proud to present this exceptional opportunity to acquire a NEW BUILD DETACHED FOUR BEDROOM FAMILY HOME, positioned on one of St. Leonard's MOST SOUGHT-AFTER STREETS. This stand alone property, crafted to a HIGH SPECIFICATION, offers spacious and adaptable living over three beautifully designed floors.

Set behind ELECTRONIC GATES, the property ensures both privacy and security. The BLOCK PAVED DRIVEWAY provides AMPLE PARKING for multiple vehicles, while the fully ENCLOSED REAR GARDEN, perfect for entertaining or family activities, offers a PEACEFUL RETREAT ideal for al-fresco dining and outdoor play.

Inside, the accommodation is thoughtfully arranged for MODERN FAMILY LIVING. The ground floor features TWO GENEROUSLY PROPORTIONED DOUBLE BEDROOMS, both with EN-SITE facilities, one of which includes a luxurious WALK-IN-WARDROBE/ DRESSING ROOM. Moving up to the first floor, you'll find an INVITING LIVING SPACE with a seamless flow from the DUAL ASPECT LIVING ROOM to the stunning OPEN PLAN KITCHEN-DINING AREA. Bathed in natural light, this space offers French doors that open directly onto the garden, perfect for creating an indoor-outdoor lifestyle.

The third floor completes this IMPRESSIVE HOME with TWO ADDITIONAL BEDROOMS, one boasting an EN SUITE BATHROOM, plus a STYLISH FAMILY BATHROOM, offering ample space for growing families or guests.

Conveniently located within easy reach of well-regarded schools and local amenities, this home is also just moments from central St. Leonard's, with its array of independent shops and artisan businesses.

This RARE AND EXCITING OPPORTUNITY is a must-see, and early viewing is highly recommended to fully appreciate the exceptional quality and lifestyle it offers.

### **BESPOKE WOODEN FRONT DOOR**

With leaded light coloured glass insert, opening to:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, oak flooring, down lights, doors opening to:

### **BEDROOM**

19'2 into bay x 12'3 (5.84m into bay x 3.73m)

Down lights, radiator, UPVC double glazed sash bay window to front aspect, doors to:

### **DRESSING ROOM**

6'8 x 5'7 (2.03m x 1.70m)

Down lights.

### **EN SUITE**

7'1 x 6'2 (2.16m x 1.88m)

Corner shower enclosure, vanity enclosed wash hand basin with chrome mixer tap and aquaborded splashback, dual flush low level wc, ladder style heated towel rail, down lights, extractor fan for ventilation, partially aquaborded walls, wood effect vinyl flooring, heated towel rail.

### **BEDROOM**

21'3 max x 11'7 max narrowing to 7'9 (6.48m max x 3.53m max narrowing to 2.36m)

Dual aspect room with double glazed sash window to front aspect to front aspect, UPVC double glazed window to rear aspect, radiator, down lights, airing cupboard housing the pressurised water system, door to:

### **EN SUITE**

Corner shower enclosure, vanity enclosed wash hand basin with chrome mixer tap and aquaborded splashback, dual flush low level wc, ladder style heated towel rail, down lights, extractor fan for ventilation, partially aquaborded walls, wood effect vinyl flooring, heated towel rail.

### **FIRST FLOOR LANDING**

Down lights, radiator, storage cupboard, stairs rising to the second floor, UPVC double glazed sash window to front aspect, doors opening to:

### **DUAL ASPECT LIVING ROOM**

21' max x 11'6 (6.40m max x 3.51m)

Television point, down lights, wall mounted digital control for heating, UPVC double glazed sash window to front aspect, UPVC double glazed French doors with windows to side opening inwards to a glass Juliette balcony with views and outlook onto the garden, open plan to:

### **KITCHEN-DINER**

27' into bay x 16'4 narrowing to 9'3 (8.23m into bay x 4.98m narrowing to 2.82m)

Wood flooring, radiator, down lights, built with a matching range of eye and base level cupboards and drawers fitted with soft-close hinges and having marble effect countertops with matching upstands over, four ring Lamona electric hob with fitted cooker hood over, waist level oven and combination grill, inset one & ½ bowl stainless steel sink unit with mixer tap, integrated dishwasher and washing machine, integrated tall fridge freezer, down lights and wall lighting, plinth LED lighting, under counter lighting, triple aspect with UPVC double glazed sash bay window to front, UPVC double glazed sash window to side and UPVC double glazed French doors with windows to side providing access and outlook onto the garden.

### **SECOND FLOOR LANDING**

Down lights, storage cupboard, radiator, loft hatch providing access to loft space.

### **BEDROOM**

16' x 14'11 into bay (4.88m x 4.55m into bay )

Radiator, UPVC double glazed sash bay window to front aspect, door to:

### **EN SUITE SHOWER ROOM**

Corner shower enclosure, vanity enclosed wash hand basin with chrome mixer tap and aquaborded splashback, dual flush low level wc, ladder style heated towel rail, down lights, extractor fan for ventilation, partially aquaborded walls, wood effect vinyl flooring, heated towel rail, double glazed sash window with obscured glass to front aspect, Velux window to side aspect.

### **BEDROOM**

12' x 12'5 narrowing to 8'9 (3.66m x 3.78m narrowing to 2.67m)

Radiator, UPVC double glazed window to rear aspect with views onto the garden.

### **FAMILY BATHROOM**

Panelled bath with chrome mixer tap and shower attachment, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, partially aquaborded walls, extractor fan for ventilation, down lights, UPVC double glazed window with obscured glass to rear aspect, Velux window to side aspect.

### **OUTSIDE - FRONT**

Block paved drive providing off road parking for multiple vehicles, electronic sliding gates offering privacy and seclusion from the road, gated access down the side elevations.

### **REAR GARDEN**

Mainly laid to lawn with a decked patio, ample outside space to entertain, eat al-fresco or for families with children to enjoy, partially walled boundaries.

### **AGENTS NOTE**

An electric gate will be fitted in due course.

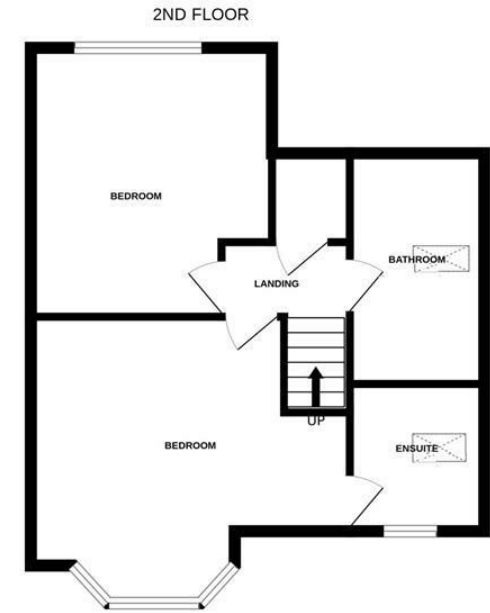
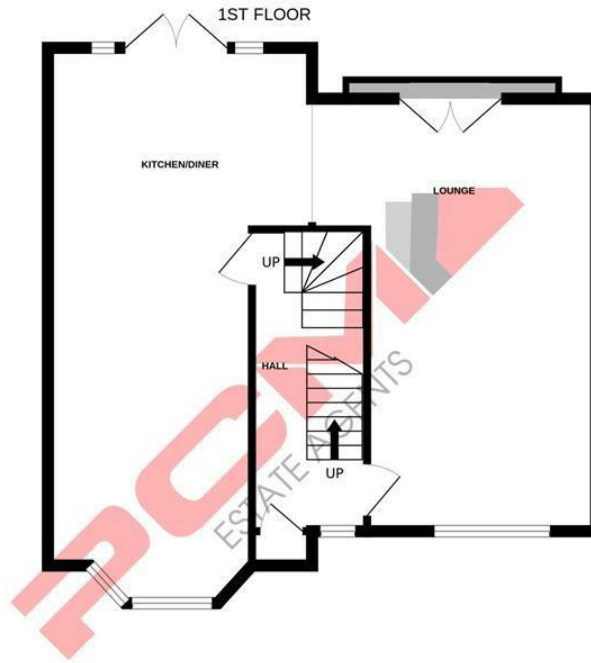
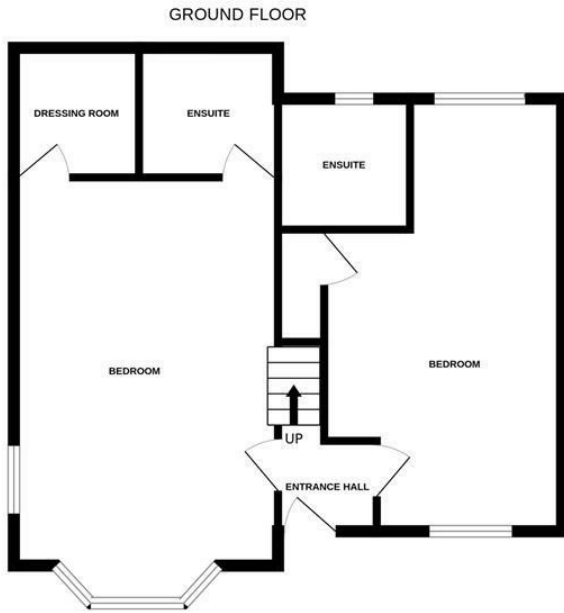




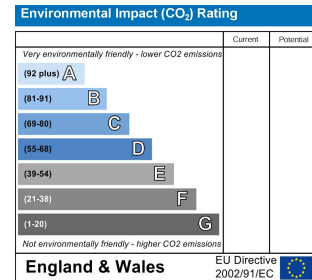
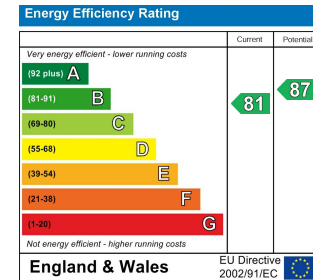








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