



ESTATE AGENTS

5, Towerscroft Avenue, St. Leonards-On-Sea, TN37 7JE

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £475,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this DETACHED CHALET STYLE FOUR/ FIVE BEDROOMED HOME offering ADAPTABLE and WELL-PRESENTED ACCOMODATION in a superb location. Situated on a sought-after road within St Leonards, close to popular schooling establishments, the Conquest Hospital, nearby amenities and bus routes.

Inside this versatile family home, the spacious accommodation is arranged over two floors comprising a porch, entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, separate utility/ optional fifth bedroom or reception room, TWO GROUND FLOOR BEDROOMS one of which is serviced by an EN-SUITE SHOWER ROOM, family bathroom and an additional wc. To the first floor there are TWO FURTHER WELL-PROPORTIONED BEDROOMS off the landing with additional storage space.

The property has a LARGE FRONTAGE with a block paved drive providing OFF ROAD PARKING for multiple vehicles in addition to a further area to the side with no dropped kerb. There is an ENCLOSED LOW-MAINTENANCE LANDSCAPED GARDEN with several seating areas, SUMMER HOUSE and lawned areas.

This DESIRABLE HOME is positioned in a SUPERB LOCATION. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

PORCH

Wood flooring, double glazed window to side aspect, further double glazed door with obscured glass for privacy opening to:

ENTRANCE HALL

Spacious with stairs rising to upper floor accommodation, under stairs storage cupboard, loft hatch providing access to loft space, engineered oak flooring, telephone point, coving to ceiling, down lights, wall mounted thermostat control for gas fired central heating, wooden partially glazed double doors to:

DUAL ASPECT LIVING ROOM

22' x 13'9" narrowing to 9'3" (6.71m x 4.19m narrowing to 2.82m)

Coving to ceiling, two radiators, engineered oak flooring, fireplace with oak wooden mantle, stone hearth and inset wood burning stove, television point, dual aspect room with double glazed window to front and further double glazed window and French doors to side.

KITCHEN-DINING ROOM

22'7" x 11'6" (6.88m x 3.51m)

Dual aspect with double glazed windows to side and rear elevations, double glazed French doors onto the garden, radiator, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, Flavel gas cooker with double oven, grill and plate warmer, inset one & ½ bowl ceramic drainer-sink with mixer tap, space for tall fridge freezer, space and plumbing for dishwasher, wall mounted boiler, television point, tile effect laminate flooring, door to:

UTILITY/ ADDITIONAL RECEPTION ROOM

16'6" narrowing to 10'1" x 9'9" (5.03m narrowing to 3.07m x 2.97m)

Wall mounted vertical radiator, coving to ceiling, base level cupboards, inset stainless steel sink with mixer tap, space and plumbing for washing machine, double glazed window to side aspect, door to:

DOWNSTAIRS WC

Low level wc, pedestal wash hand basin with tiled splashback, ladder style heated towel rail, extractor fan for ventilation, tile effect laminate flooring, double glazed obscured glass window to side aspect.

BEDROOM

13'7" x 10'4" (4.14m x 3.15m)

Coving to ceiling, radiator, telephone point, double glazed window to front aspect, archway through to:

DRESSING ROOM AREA

7'4" x 3'6" (2.24m x 1.07m)

Coving to ceiling, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure with electric shower, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, tiled walls, tiled flooring, ladder style heated towel rail, extractor fan for ventilation, double glazed window to front aspect.

BEDROOM

12' x 9'2" (3.66m x 2.79m)

Engineered oak flooring, coving to ceiling, radiator, double glazed window and French doors to side and rear aspects.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk in shower enclosure with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, ladder style heated towel rail, tiled flooring, part tiled walls, radiator, two double glazed obscured glass windows to rear aspect.

FIRST FLOOR LANDING

Consumer unit for electrics, access to storage housing the water tanks, leading to:

BEDROOM

11'4" x 8'6" (3.45m x 2.59m)

Radiator, coving to ceiling, double glazed window to rear aspect.

BEDROOM

17'1" x 11'5" (5.21m x 3.48m)

Access to eaves storage, radiator, coving to ceiling, double glazed window to rear aspect.

REAR GARDEN

Block paved patio abutting the property, gated access to the driveway, extending to the rear and side elevations, two sections of lawn, summer house, decked patio seating area, raised planted beds and fenced boundaries, personal door to:

GARAGE

17'5" x 8'5" (5.31m x 2.57m)

Double glazed window to rear aspect, up and over door to front aspect, power and light, personal door to garden.

OUTSIDE - FRONT

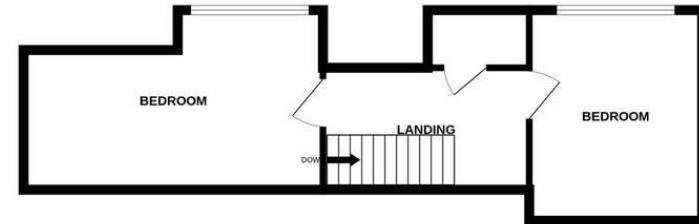
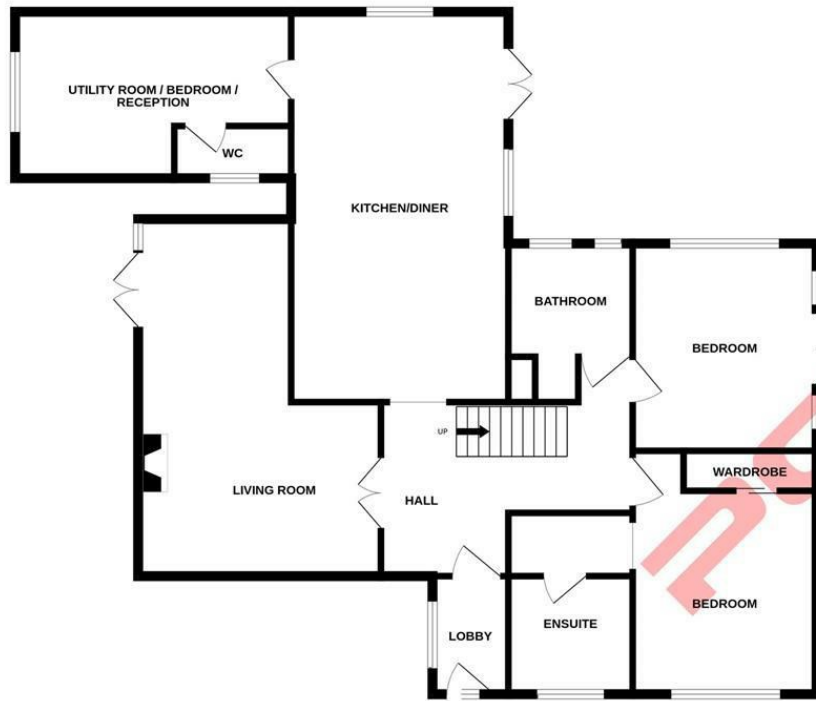
Block paved driveway providing off road parking for multiple vehicles and extending into a pathway leading to the front door. To the side of the property there is a further area of hard-standing, with no dropped kerb.

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.
Made with Metropix ©2024

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