



ESTATE AGENTS

**9, Johnson Close, St. Leonards-On-Sea, TN37
7BG**

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

Offers In Excess Of £675,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this VERSATILE DETACHED FOUR BEDROOMED HOUSE with OFF ROAD PARKING for multiple vehicles, GARAGE and an ATTACHED SELF-CONTAINED ONE BEDROOMED TWO STOREY ANNEXE which is ideally suited for those seeking dual accommodation.

Positioned in this quiet and sought-after cul-de-sac within this favourable region of St Leonards, within easy reach of Battle, a number of popular schooling establishments and nearby local amenities.

The property has a LARGE LEVEL FAMILY FRIENDLY GARDEN offering ample space for families with children to enjoy or to simply relax on the patio or eat al-fresco. Internally, the exceptionally well-appointed accommodation is arranged over two floors comprising a spacious entrance hall, DOWNSTAIRS WC, lounge, separate DINING ROOM, STUDY and CONSERVATORY. There is a well-equipped MODERN OPEN PLAN KITCHEN-BREAKFAST ROOM with access to a UTILITY ROOM. Upstairs, the MASTER BEDROOM has built in wardrobes and a LUXURY EN-SUITE SHOWER ROOM in addition to THREE FURTHER WELL-PROPORTIONED BEDROOMS all having built in wardrobes, and a main family bathroom. The property also has an INTEGRAL GARAGE with an electric up and over door.

There is an attached SELF-CONTAINED ANNEXE with its own PRIVATE FRONT DOOR. Currently the kitchen within the annexe is being utilised as a GYM and the kitchen would need to be reinstated if wanting to use as an annexe once more. The annexe has a living room with access onto the garden, a LARGE BEDROOM upstairs and an EN SUITE BATHROOM. If the potential buyer does not have the need for an annexe, this could easily be adapted to be used as a six bedroomed family home with the main accommodation.

The property offers modern comforts including gas fired central heating and double glazing, viewing comes highly recommended for those seeking an ADAPTABLE DETACHED EXECUTIVE STYLE FAMILY HOME with the option of an ANNEXE.

DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Oak staircase rising to upper floor accommodation, tiled flooring, radiator, coving to ceiling, built in storage cupboard, wall mounted digital control for gas fired central heating, telephone point.

DOWNSTAIRS WC

Low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, tiled flooring, coving to ceiling, double glazed pattern glass window to side aspect.

LIVING ROOM

19'9 x 12' (6.02m x 3.66m)

Double aspect with double glazed windows to side and internal oak partially glazed French doors with windows either side opening to the conservatory, coving to ceiling, combination of ceiling and wall lighting, wood flooring, radiator, stone fireplace with electric fire.

CONSERVATORY

12' x 11'5 (3.66m x 3.48m)

Part brick construction with double glazed windows to both side and rear elevations, double glazed doors to garden, radiator, continuation of the wood flooring, glass apex roof, ceiling fan, built in lights.

SEPARATE DINING ROOM

10' x 11'2 narrowing to 9'4 (3.05m x 3.40m narrowing to 2.84m)

Wood flooring, radiator, coving to ceiling, double glazed box bay window to front aspect.

STUDY

9'9 x 7'9 (2.97m x 2.36m)

Coving to ceiling, wood flooring, radiator, double glazed window to front aspect.

KITCHEN-BREAKFAST ROOM

17'4 x 11' (5.28m x 3.35m)

Coving to ceiling, polished porcelain stone ceramic flooring, under stairs storage cupboard, fitted with a matching range of eye and base level cupboards and drawers with soft close hinges having complimentary worksurfaces and matching upstands over, ceiling lighting, under cupboard lighting, breakfast bar seating area with additional storage beneath, Bosch electric hob with cooker hood over, waist level oven and separate grill, inset one & ½ bowl drainer-sink unit with mixer tap, integrated dishwasher, double glazed windows and French doors to rear aspect allowing for a pleasant outlook and access onto the garden, archway through to:

UTILITY

9' x 5'2 (2.74m x 1.57m)

Space for American style fridge freezer, coving to ceiling, continuation of the porcelain tiled flooring, base level cupboards with space and plumbing for

washing machine and tumble dryer set beneath worktops with matching upstands, further wall mounted cupboard, door opening to side providing access to the integral garage.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, radiator.

BEDROOM ONE

12' x 11'8 (3.66m x 3.56m)

Measurement excludes door recess. Coving to ceiling, radiator, built in double wardrobe, double glazed window to front aspect, door to:

EN SUITE

Large walk in shower with chrome shower fixings, waterfall style shower head and further hand-held shower attachment, wall mounted vanity enclosed wash hand basin with mixer tap, dual flush low level wc, ladder style heated towel rail, tiled flooring, tiled walls, double glazed pattern glass window to front aspect.

BEDROOM TWO

13'4 x 8'6 (4.06m x 2.59m)

Coving to ceiling, radiator, built in double wardrobe, double glazed window to rear aspect with lovely views onto the garden.

BEDROOM THREE

11'2 x 10'6 (3.40m x 3.20m)

Coving to ceiling, radiator, built in double wardrobe, double glazed window to front aspect.

BEDROOM FOUR

11'4 x 9'7 (3.45m x 2.92m)

Coving to ceiling, built in wardrobe, radiator, double glazed window to rear aspect with views onto the garden.

FAMILY BATHROOM

Victorian style stand alone bathtub with mixer tap and shower attachment, separate corner walk in shower with chrome shower fixing and waterfall style shower head, contemporary style vanity enclosed wash hand basin, Berlington high flush wc.

INTEGRAL GARAGE

17'5 x 9'6 (5.31m x 2.90m)

Motorised up and over door, power and light, wall mounted boiler, door leading to the utility room, further door to rear aspect leading to an access passage with double glazed door leading out to the garden. Further door to:

ANNEXE ACCOMMODATION

Double glazed front door, leading to:

GYM

7'11 x 7'11 (2.41m x 2.41m)

Double glazed window to front aspect, stairs rising to upper floor accommodation, under stairs storage cupboard, wood flooring. This room was initially used as a kitchen and could easily be reinstated as such. Door leading to:

LIVING ROOM

13'8 x 9' (4.17m x 2.74m)

Double glazed French doors leading to garden, coving to ceiling, wood flooring, television point.

FIRST FLOOR LANDING

Leading to:

BEDROOM

17'3 max x 14'11 max (5.26m max x 4.55m max)

Currently utilised as a games room, two radiators, wood laminate flooring, loft hatch providing access to loft space, dual aspect with double glazed windows to front and rear elevations, door to:

EN SUITE

Corner jacuzzi style style bathtub with mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, down lights, tiled walls, tiled flooring, extractor fan, double glazed window with pattern glass to rear aspect.

OUTSIDE - FRONT

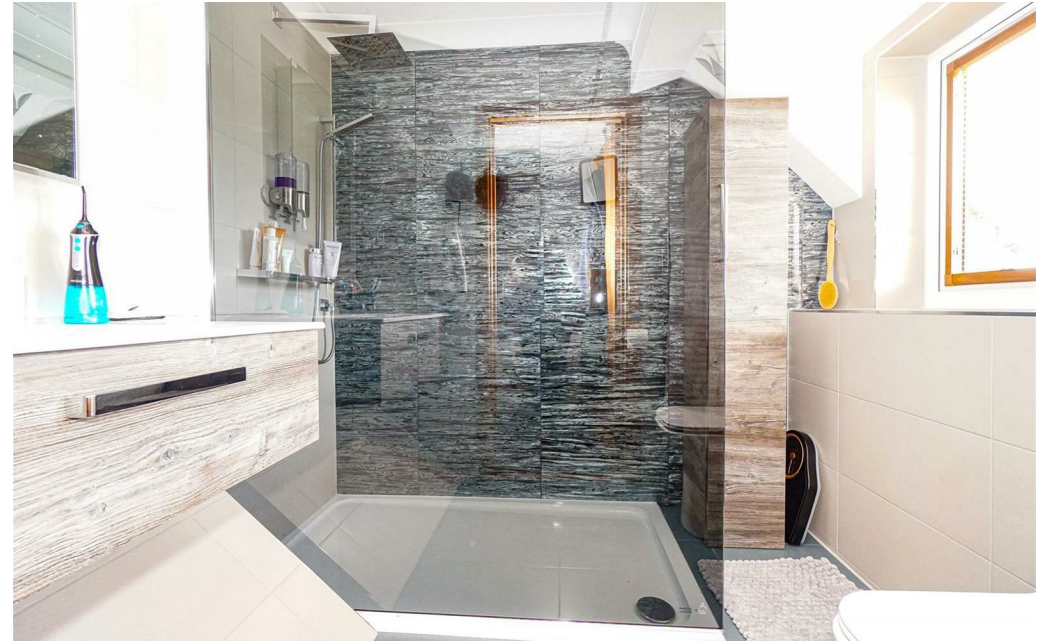
Driveway providing off road parking for multiple vehicles, area of lawn.

REAR GARDEN

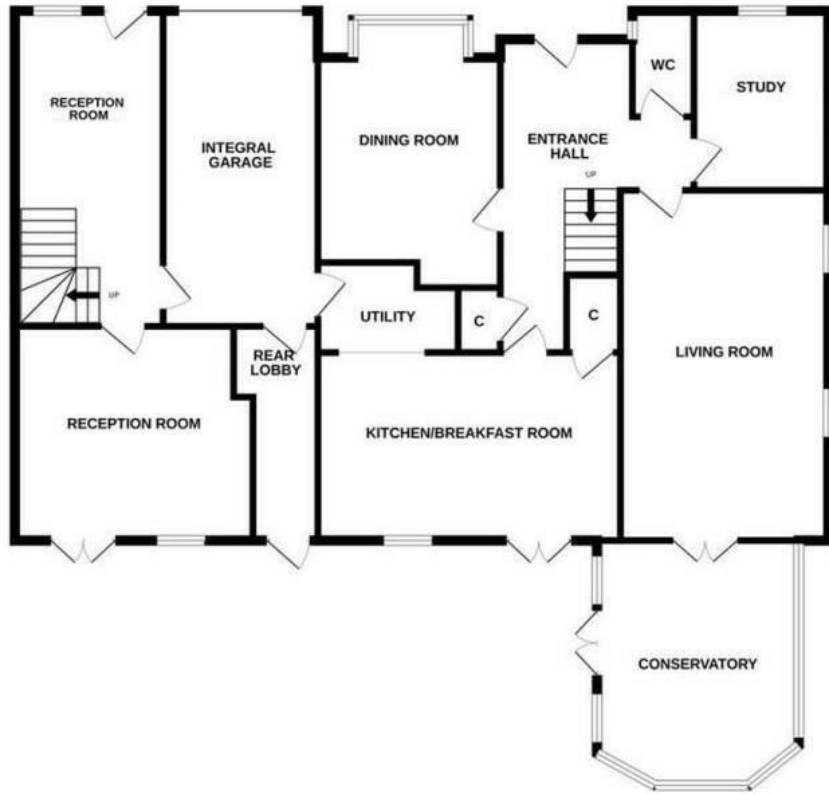
Family friendly and level, mainly laid to lawn with a sandstone patio abutting the property, canopied pergola with apex roof offering space for a hot tub or a sheltered seating area, large summer house with power and light, fenced boundaries, gated side access to front, outside power point. Offering ample space for families to enjoy or to simply sit out and relax or eat al-fresco.



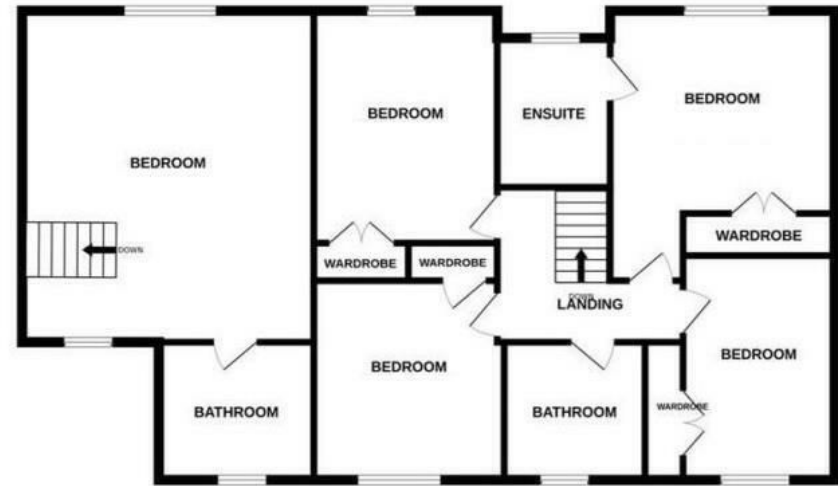




GROUND FLOOR



1ST FLOOR



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		73	81
		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.