



ESTATE AGENTS

**21, Copper Beeches, St. Leonards-On-Sea, TN37
7RR**

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Offers In Excess Of £440,000

PCM Estate Agents are delighted to offer for sale this BEAUTIFULLY PRESENTED FOUR BEDROOM, TWO RECEPTION ROOM and TWO BATHROOM, DETACHED HOUSE located in this highly sought-after and RARELY AVAILABLE quiet cul-de-sac within St Leonards.

The property boasts SPACIOUS ACCOMODATION throughout comprising an entrance hallway, 21ft DUAL ASPECT LIVING ROOM, MODERN KITCHEN, separate DINING ROOM and a DOWNSTAIRS WC. To the first floor there are FOUR GOOD SIZED BEDROOMS with the master enjoying its own LUXURY EN SUITE in addition to the main family bathroom. Externally the property enjoys a PRIVATE FAMILY FRIENDLY REAR GARDEN, whilst to the front there is a driveway providing OFF ROAD PARKING for multiple vehicles leading to a 21ft GARAGE.

This FAMILY HOME is located within easy reach of local schooling facilities in addition to Old Roar Gill and Alexandra Park. Viewing comes highly recommended for those seeking an EXCEPTIONALLY WELL-PRESENTED DETACHED FAMILY HOME within a sought-after and quiet cul-de-sac.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with stairs rising to the first floor accommodation, wall mounted thermostat control, wall mounted security alarm panel, double glazed window to side aspect, radiator.

LIVING ROOM

21'10 x 10'3 max (6.65m x 3.12m max)

Dual aspect room offering ample living space, double glazed sliding patio doors to rear aspect leading out to the garden, double glazed window to front aspect, bio-fuel fireplace, two radiators.

KITCHEN-BREAKFAST ROOM

12'7 x 9'4 (3.84m x 2.84m)

Modern and comprising a range of eye and base level units with worksurfaces

over, four ring gas hob with extractor above, integrated double oven, integrated microwave, integrated fridge freezer, integrated washing machine, inset sink with mixer tap, breakfast bar, under stairs storage cupboard, double glazed window to rear aspect enjoying a pleasant outlook over the garden.

DINING ROOM

12'4 x 9' (3.76m x 2.74m)

Double glazed bay window to front aspect, radiator.

REAR LOBBY

Door to rear aspect leading out to the garden, radiator.

WC

4'9 x 3'7 (1.45m x 1.09m)

WC, wash hand basin with tiled splashback, radiator, extractor fan.

FIRST FLOOR LANDING

Radiator, loft hatch to a partially boarded loft space with ladder.

BEDROOM

15'3 x 10'6 max (4.65m x 3.20m max)

Double glazed window to front aspect, radiator, door to:

EN SUITE

7'6 x 5'6 (2.29m x 1.68m)

Luxury suite comprising a walk in double shower, dual flush wc, ample built in storage, wash hand basin set into vanity unit with tiled splashback and storage below, chrome ladder style radiator, shaver point, double glazed obscured window to front aspect.

BEDROOM

11'10 x 10'6 max (3.61m x 3.20m max)

Double glazed window to front aspect, radiator, airing cupboard.

BEDROOM

9'9 x 8'5 max (2.97m x 2.57m max)

Double glazed window to rear aspect, radiator.

BEDROOM

9'9 x 8'2 max (2.97m x 2.49m max)

Double glazed window to rear aspect, radiator.

BATHROOM

7'2 x 5'11 (2.18m x 1.80m)

Beautifully presented modern suite comprising panelled bath with mixer tap and shower attachment, wash hand basin set into vanity unit with storage below, dual flush wc, radiator, separate chrome ladder style radiator, wall mounted LED mirror, double glazed obscured window to rear aspect.

REAR GARDEN

Well-presented, private, secluded and considered family friendly. Featuring a patio area ideal for seating and entertaining, mainly laid to lawn with a range of mature shrubs and plants, side access to the front of the property.

GARAGE

21'11 x 14'7 (6.68m x 4.45m)

Spacious with up and over door, power and lighting, double glazed window. Could potentially be converted to additional living accommodation subject to the necessary planning consents.

OUTSIDE - FRONT

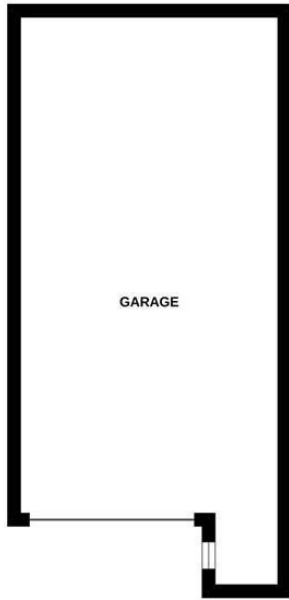
Generous driveway providing off road parking for multiple vehicles in addition to a well-presented front garden.



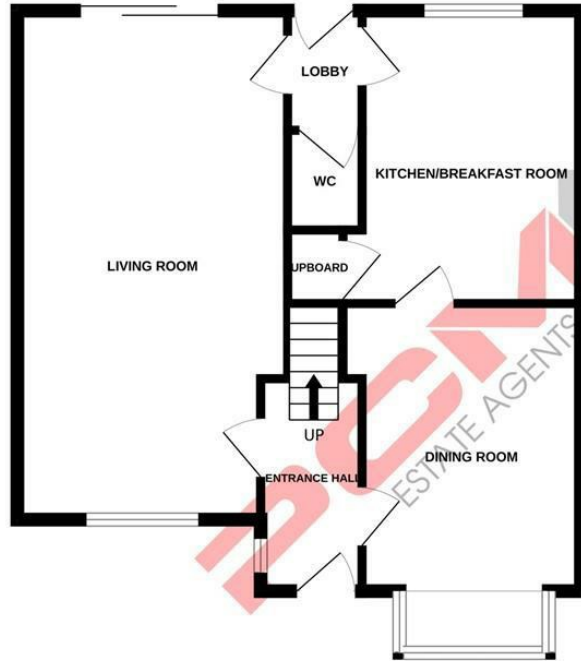




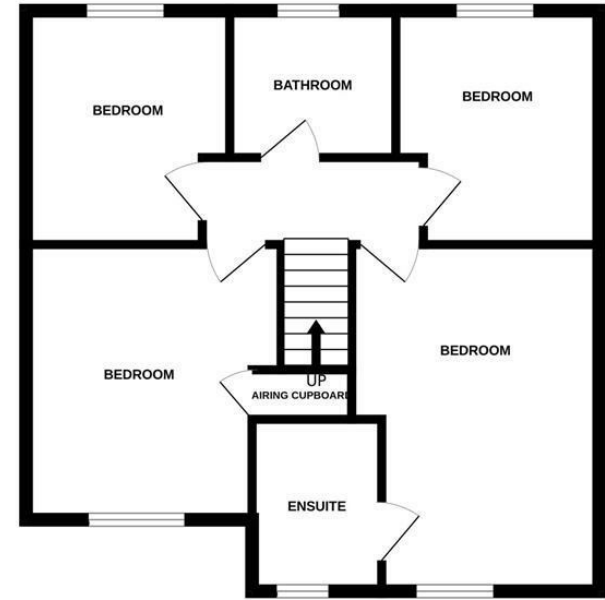
BASEMENT



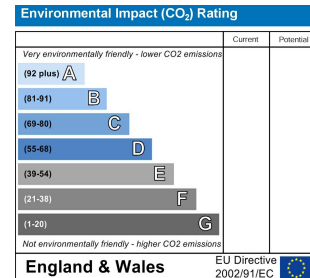
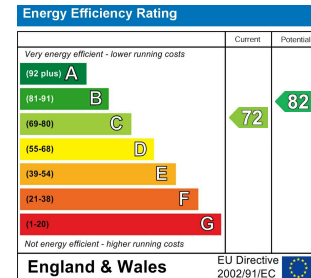
GROUND FLOOR



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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