



34, Robsack Avenue, St. Leonards-On-Sea, TN38 9SL

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Price £575,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this ATTRACTIVE MODERN DETACHED FOUR/FIVE BEDROOMED FAMILY HOME positioned on this incredibly sought-after road within St Leonards, with a LARGE GARDEN, block paved drive providing OFF ROAD PARKING for multiple vehicles and a DETACHED DOUBLE GARAGE.

Step inside to be greeted by a spacious entrance hall, DOWNSTAIRS WC, living room with access and views onto the garden, separate DINING ROOM, STUDY and a large OPEN PLAN KITCHEN-BREAKFAST ROOM. To the first floor the galleried landing provides access to FOUR BEDROOMS and a bathroom, the master bedroom has its own EN SUITE SHOWER ROOM.

The REAR GARDEN is a DELIGHTFUL FEATURE with established planted borders and beds, lawned areas and a patio to sit out and entertain or eat al-fresco.

This home offers modern comforts including gas fired central heating, double glazing and is conveniently positioned within easy reach of popular schooling establishments, nearby amenities and link roads leading to Bexhill, Battle and Hastings.

Viewing comes highly recommended, please call the owners agents.

DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs storage cupboard, radiator, coving to ceiling, double glazed window to side aspect, doors opening to:

DOWNSTAIRS WC

Low level wc, wash hand basin, radiator, double glazed obscured glass window to side aspect.

LOUNGE

16'1 x 12' (4.90m x 3.66m)

Coving to ceiling, two radiators, television point, fireplace with wooden fire surround and mantle, inset stone hearth, inset gas living flame fire, double glazed sliding patio door to rear aspect allowing for a pleasant outlook and access onto the garden.

DINING ROOM

12'4 x 10' (3.76m x 3.05m)

Coving to ceiling, radiator, double glazed window to front aspect, door to kitchen-breakfast room and return door to entrance hall.

KITCHEN-BREAKFAST ROOM

17'2 x 10'4 (5.23m x 3.15m)

Radiator, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring gas hob with cooker hood over, waste level oven and separate grill, inset one & ½ bowl drainer-sink unit with mixer tap, space for American style fridge freezer, integrated dishwasher, space for washer/ dryer, breakfast bar seating area, ample space for dining table, door to dining room, return door to entrance hall, double glazed window and sliding patio door to rear aspect allowing for a pleasant outlook and access onto the garden.

STUDY

8'8 x 6'6 (2.64m x 1.98m)

Radiator, double glazed window to front aspect.

GALLERIED LANDING

Loft hatch providing access to loft space, radiator and airing cupboard.

MASTER BEDROOM

14'3 x 10'3 (4.34m x 3.12m)

Two built in double wardrobes, radiator, double glazed window to front aspect, door to:

EN SUITE

Tiled walls, tiled flooring, radiator, shower unit with electric shower, bidet, wash hand basin, low level wc, extractor fan for ventilation, double glazed obscured glass window to rear aspect.

BEDROOM TWO

14'6 x 10'8 (4.42m x 3.25m)

Built in wardrobes and drawers, fitted double wardrobes with overhead storage and built in chest of drawers, radiator, two double glazed windows to rear aspect with views onto the rear garden.

BEDROOM THREE

12'2 x 12'2 (3.71m x 3.71m)

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

BEDROOM FOUR

10'7 x 6'9 (3.23m x 2.06m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, tiled flooring, extractor fan for ventilation, double glazed obscured glass window to rear aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles, planted areas and hedged boundaries.

DETACHED DOUBLE GARAGE

Twin up and over doors, power and light.

REAR GARDEN

Beautifully landscaped with patio and lawned areas, park-like with established plants, shrubs and conifers, pond, wooden shed, greenhouse with small vegetable bed, offering an abundance of wildlife offering a tranquil outdoor space to sit out, eat al-fresco or simply relax.





Ground Floor



First Floor

Total floor area 140.6 sq.m. (1,514 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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		
(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	