



ESTATE AGENTS

141, Old Roar Road, St. Leonards-On-Sea, TN37
7HH

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

Price £515,000

Situated in one of the towns most sought-after locations in an UNADOPTED ROAD with LARGE GARDENS is this superbly proportioned MODERN FOUR BEDROOMED STYLISH DETACHED FAMILY HOME enjoying benefits including gas central heating, double glazing, LARGE LOUNGE plus DINING ROOM, MODERN KITCHEN with INTEGRATED APPLIANCES, modern bathroom & wc and ground floor CLOAKROOM & wc. Outside there are gardens to the front providing OFF ROAD PARKING for multiple vehicles leading to an INTEGRAL GARAGE, and to the rear SUPERBLY PROPORTIONED MATURE GARDENS extending to a LARGE SIZE that are a particular feature of the property and must be viewed to be appreciated.

Located within reach of nearby schools, the nearby Conquest Hospital and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station and seafront and promenade.

The only way to truly appreciate this SUPERB FAMILY HOME is to arrange an immediate viewing via the owners agents. Call now to avoid disappointment.

CANOPIED ENTRANCE PORCH

Front door to;

ENTRANCE HALL

Double glazed window to front aspect, radiator, central heating thermostat, burglar alarm control panel, under stairs storage cupboard, staircase rising to upper floor accommodation, radiator.

CLOAKROOM

Double glazed window to front aspect, wash hand basin set into vanity unit beneath with stainless steel mixer tap over and tiled splashback, low level wc, radiator, return door to hallway.

LOUNGE

20'9 x 11'11 max (6.32m x 3.63m max)

Dual aspect room with double glazed window to front and double glazed window and French doors to the rear aspect providing access and outlook onto the lovely family friendly garden, coving to ceiling, double radiator, fireplace with wooden fire surround, stone hearth and inset wood burning stove, television point, return door to hallway.

DINING ROOM

10'11 x 10'2 (3.33m x 3.10m)

Double glazed window to rear aspect having lovely views onto the family friendly garden, radiator, return door to hallway, door to;

KITCHEN

10'10 x 9'4 (3.30m x 2.84m)

Double glazed window to rear aspect, part tiled walls, stainless steel inset sink with stainless steel mixer tap over, range pf base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, plumbing for dishwasher, inset ceramic hob with integrated cooker hood over, double oven and grill, integrated fridge, radiator, double glazed door to side, return door to dining room.

GALLERIED LANDING

Double glazed window to front aspect, radiator, airing cupboard housing immersion heater, trap hatch to loft space.

BEDROOM ONE

12'2 x 10'7 (3.71m x 3.23m)

Coving to ceiling, radiator, built in wardrobes, double glazed window to front aspect having views over the front garden and towards The Roundel woodland area.

BEDROOM TWO

11'8 x 10'1 (3.56m x 3.07m)

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

BEDROOM THREE

10'6 x 9'1 (3.20m x 2.77m)

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

BEDROOM FOUR

10'7 x 9' (3.23m x 2.74m)

Coving to ceiling, radiator, fitted wardrobe, double glazed window to front aspect with views over the garden and to The Roundel woodland area.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, shower over bath with glass shower screen, contemporary style pedestal wash hand basin with matching low level wc, radiator, part tiled walls, wood effect vinyl flooring, coving to ceiling, extractor fan for ventilation, double glazed obscured glass window to rear aspect.

FRONT GARDEN

Laid to lawn with shrubs, driveway providing off road parking for multiple vehicles leading to;

INTEGRAL GARAGE

Up and over door, light and power, fitted wall units, wash hand basin with tiled splashback, plumbing for washing machine, part glazed personal door to side.

REAR GARDEN

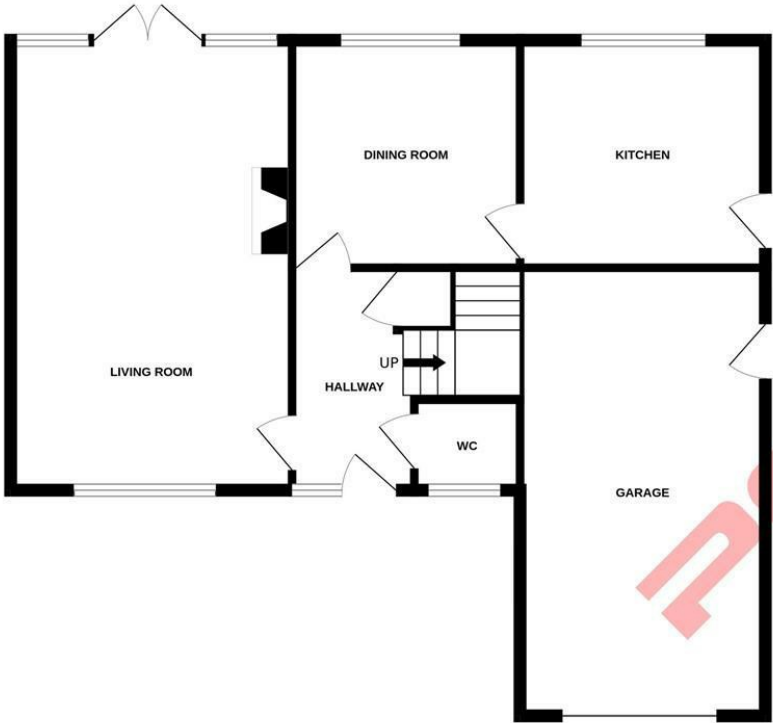
A particular feature of the property extending to a large size decked patio offering an ideal space for entertaining or eating al-fresco, gardens laid principally to lawns, mature trees and shrubs, pond, wooden shed, greenhouse, outside tap, outside light, side access, wood store down the side elevation, and a personal door to the garage. The garden enjoys a pleasant and private aspect, being ideal for families or the garden enthusiast and must be viewed to be appreciated.



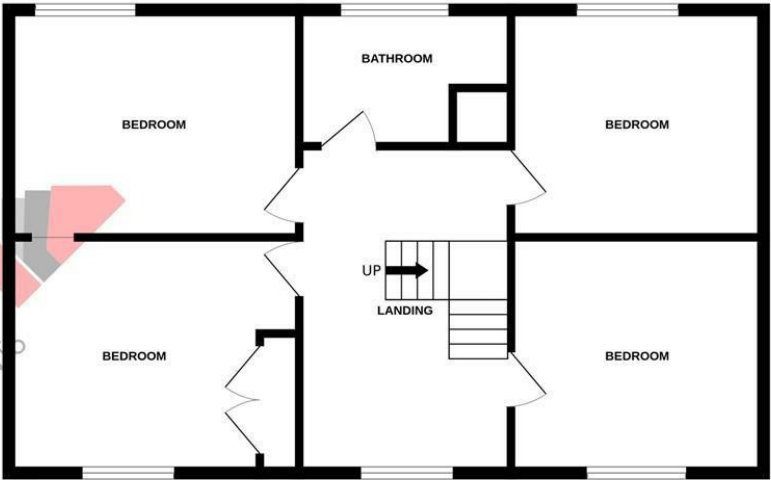




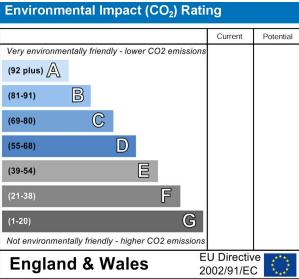
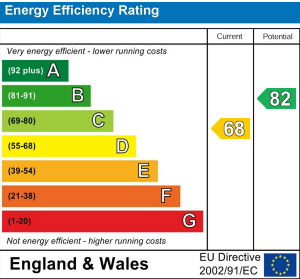
GROUND FLOOR



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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