



ESTATE AGENTS

4, Pierwarden Mews, St. Leonards-On-Sea, TN38 8BW

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Price £390,000

PCM Estate Agents are delighted to offer for sale this beautifully presented FOUR BEDROOM, THREE BATHROOM, MID TERRACED TOWNHOUSE located on this highly sought-after residential development towards the Northern outskirts of St Leonards, within easy reach of the historic town of Battle with its excellent schooling facilities, whilst also being within easy reach of Hastings town centre and the A21.

The property boasts well-presented and deceptively spacious accommodation over three floors comprising a generous entrance hallway, MASTER SUITE with EN SUITE SHOWER ROOM to the ground floor in addition to the INTEGRAL GARAGE which has been partially converted into a UTILITY ROOM. To the first floor the landing provides access to the 15ft LOUNGE, beautifully presented 16ft KITCHEN-DINER with BALCONY, whilst to the second floor there are THREE BEDROOMS with the largest boasting its own EN SUITE in addition to the main family bathroom.

Externally the property enjoys a PRIVATE AND SECLUDED REAR GARDEN ideal for seating and entertaining, whilst to the front there is a driveway providing OFF ROAD PARKING leading to the aforementioned GARAGE.

Located in this highly sought-after and RARELY AVAILBALE cul-de-sac on this modern development on the outskirts of St Leonards. This is an IDEAL FAMILY HOME, please call PCM Estate Agents now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALWAY

Spacious with stairs rising to the first floor accommodations, double glazed window to front aspect, radiator, door leading to:

BEDROOM

16'2 max x 14'6 max (4.93m max x 4.42m max)

Double glazed French doors to rear aspect leading out to the garden, two radiators, built in storage cupboard, door to:

EN SUITE SHOWER ROOM

6'6 x 5'1 (1.98m x 1.55m)

Modern suite comprising a walk in double shower with rainfall style shower attachment and shower screen, floating wash hand basin with tiled splashbacks and storage below, dual flush wc, chrome ladder style radiator, part tiled walls, extractor fan, double glazed obscured window to rear aspect.

UTILITY ROOM

8'3 x 5'3 (2.51m x 1.60m)

Fitted with a range of eye and base level units with worksurfaces, stainless steel inset sink with mixer tap, space and plumbing for washing machine, under counter space for further appliance, radiator, extractor fan.

FIRST FLOOR LANDING

Stairs rising to the second floor accommodation, under stairs storage cupboard, radiator, wall mounted security alarm panel, double doors leading to:

LOUNGE

15'2 x 11'1 (4.62m x 3.38m)

Two double glazed windows to rear aspect, two radiators, feature fire surround.

KITCHEN-DINER

16'2 max x 9' max (4.93m max x 2.74m max)

Beautifully presented and modern comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven & grill below, integrated fridge freezer, integrated dishwasher, inset one & ½ bowl inset sink with mixer tap, double glazed window to rear aspect. The dining area offers ample space for dining table and chairs, radiator, double glazed French doors to front aspect leading out to:

BALCONY

Ideal for seating with metal balustrade.

SECOND FLOOR LANDING

Leading to:

BEDROOM

11'1 x 9' (3.38m x 2.74m)

Built in wardrobe, double glazed window to front aspect, radiator, door to:

EN SUITE SHOWER ROOM

Walk in double shower, wash hand basin with storage below, dual flush wc, radiator, pat tiled walls, extractor fan, double glazed obscured window to front aspect.

BEDROOM

11'1 x 7'1 (3.38m x 2.16m)

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

BEDROOM

9'11 x 6'8 (3.02m x 2.03m)

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

BATHROOM

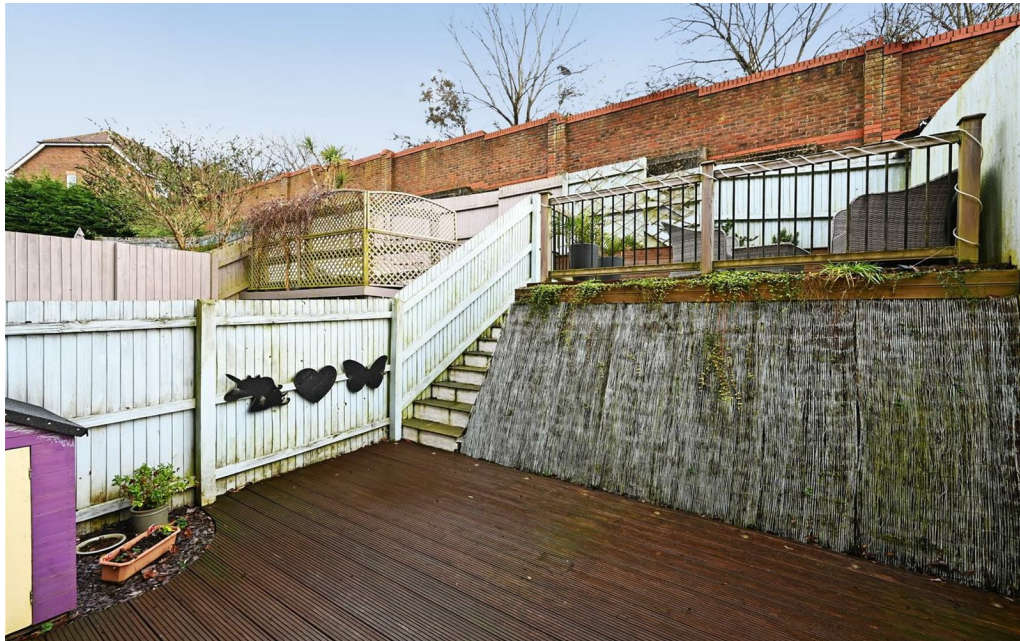
10'4 max x 6'8 (3.15m max x 2.03m)

Roll top bath with shower attachment, wc, wash hand basin, radiator, airing cupboard, extractor fan and part panelled walls.

REAR GARDEN

Well-presented, private and secluded tiered garden. The lower section comprises a decked area with inset lighting, steps up to a further level of garden being laid with patio, both areas are considered ideal for seating and entertaining. The garden is enclosed by close board fencing with rear access gate and outside tap.

Council Tax Band: D



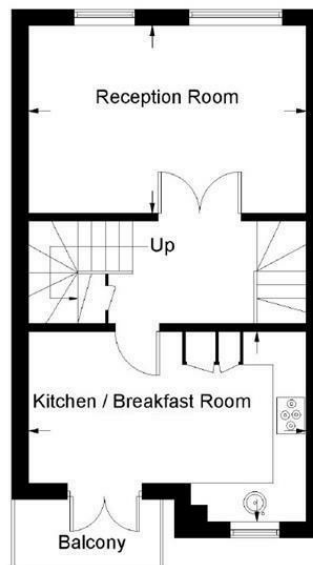


Pierwardens Mews, TN38

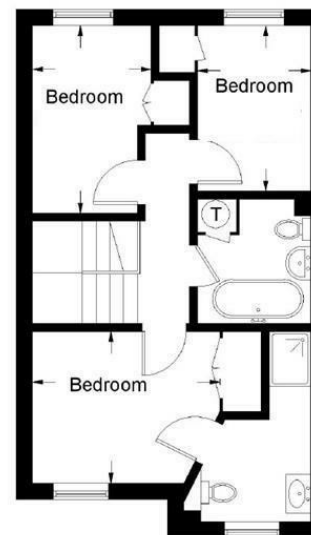
Approximate Gross Internal Area = 133.7 sq m / 1439 sq ft
(Including Garage)



Ground Floor
502 sq ft / 46.6 sq m



First Floor
469 sq ft / 43.6 sq m



Second Floor
468 sq ft / 43.5 sq m

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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		