



ESTATE AGENTS

56, Beachy Head View, St. Leonards-on-sea, TN38 8EW

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Offers In Excess Of £350,000

Located towards the end of this sought-after and quiet cul-de-sac is this BEAUTIFULLY PRESENTED and deceptively spacious THREE BEDROOM, TWO BATHROOM, MODERN HOME with separate STUDIO/ HOME OFFICE backing onto woodland.

The property enjoys spacious accommodation throughout comprising an entrance hallway, 17ft LOUNGE-DINER with HIGH CEILINGS and two sets of DOUBLE DOORS leading to the garden, MODERN KITCHEN, DOWNSTAIRS WC, first floor landing, THREE BEDROOMS with the master enjoying its own BUILT IN WARDROBES and EN-SUITE in addition to the main family bathroom.

Externally, the property benefits from a PRIVATE AND SECLUDED REAR GARDEN ideal for seating and entertaining, which backs onto woodland, in addition to a HOME OFFICE/ STUDIO with power offering further living space. To the front of the property there is a driveway providing OFF ROAD PARKING.

Located towards the end of this sought-after and quiet cul-de-sac on this popular residential estate towards the northern outskirts of St Leonards, within easy reach of the historic town of Battle, the A21 and Hastings town centre.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious and split level with a large under stairs storage cupboard, stairs rising to first floor accommodation, radiator, wall mounted thermostat control.

LOUNGE-DINER

17'4 max x 16'11 max (5.28m max x 5.16m max)

Light and airy room with high ceilings, two sets of double doors to the rear aspect leading out to the garden whilst also boasting a pleasant outlook over the adjoining woodland, offering ample space for seating and entertaining, two radiators, television point.

KITCHEN

11'8 x 9' (3.56m x 2.74m)

Modern and comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, oven and grill below, inset one & ½ bowl stainless steel inset sink with mixer tap, integrated washing machine and dishwasher, inset one &

½ bowl stainless steel inset sink with flexi mixer tap, space for American style fridge freezer, integrated microwave, double glazed window to front aspect.

DOWNSTAIRS WC / CLOAKROOM

Dual flush wc, wash hand basin with tiled splashback, extractor fan, double glazed window to front aspect.

FIRST FLOOR LANDING

Airing cupboard, loft hatch.

BEDROOM

12'6 x 11'3 (3.81m x 3.43m)

Built in wardrobes, double glazed window to rear aspect enjoying a fantastic outlook over neighbouring woodland, radiator, leading to:

EN SUITE

Walk in double shower, wash hand basin, dual flush wc, extractor fan, part tiled walls, double glazed obscured window to rear aspect.

BEDROOM

11'8 x 9' (3.56m x 2.74m)

Double glazed window to front aspect, radiator.

BEDROOM

8' x 7'5 (2.44m x 2.26m)

Double glazed window to front aspect, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, part tiled walls, extractor fan, radiator.

REAR GARDEN

Enjoying a private and secluded rear garden backing onto woodland, an area of decking accessed off the living room leading to the main garden which comprises a large patio offering ample space for al-fresco dining and entertaining which then leads to an outbuilding providing further living space and could be considered ideal for a home office, with power, lighting and bi-fold doors to front aspect.

OUTSIDE - FRONT

Driveway providing off road parking.

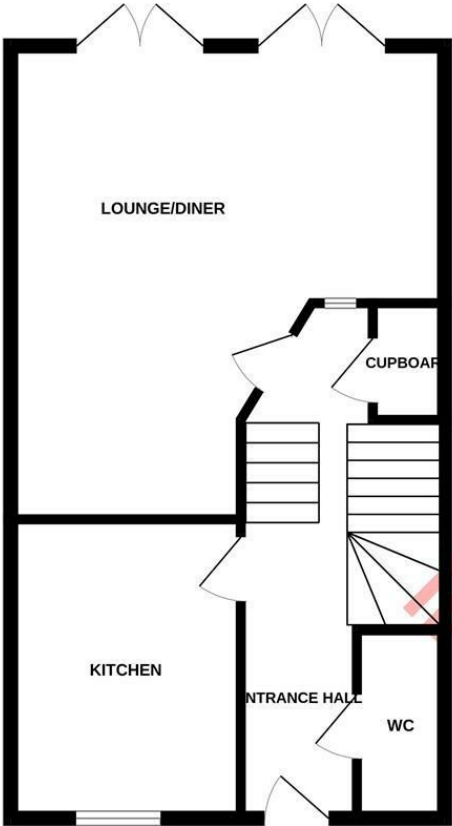
AGENTS NOTE

The vendor has advised us that they have recently installed new double glazed windows and external doors.

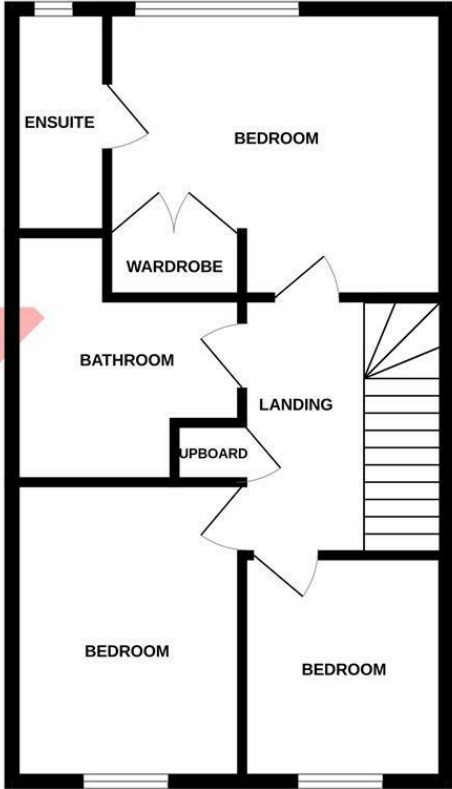
Council Tax Band: D



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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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		