



ESTATE AGENTS

2, The Russets, St. Leonards-On-Sea, TN37 7FA

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Offers In Excess Of £700,000

An exciting opportunity has arisen to acquire this BEAUTIFULLY PRESENTED and EXTENDED FOUR/ FIVE BEDROOM DETACHED HOME, set within a quiet and a exclusive development towards the outskirts of St Leonards.

The property boasts deceptively spacious and extended accommodation ideal for MODERN OPEN PLAN LIVING with a LARGE LOUNGE-KITCHEN-DINING-FAMILY ROOM with BI-FOLD DOORS and sky lantern, 16ft UTILITY ROOM, FIFTH BEDROOM/ STUDY/ PLAYROOM and a DOWNSTAIRS WC. To the first floor the accommodation comprises FOUR DOUBLE BEDROOMS and THREE BATHROOMS, with the master boasting its own WALK-IN-WARDROBE and LUXURY EN SUITE. Externally the property enjoys a private and enclosed FAMILY FRIENDLY REAR GARDEN, whilst to the front there is a driveway providing OFF ROAD PARKING leading to a GARAGE.

This LUXURY HOME is ideally positioned within easy reach of the historic town of Battle with its excellent schooling facilities, whilst also being within easy reach of the A21 and Hastings town centre with its mainline railway station and seafront.

Viewing comes highly recommended for those seeking a SUBSTANTIAL FAMILY HOME presented to an EXCELLENT STANDARD throughout within a sought-after and quiet cul-de-sac. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

RECEPTION HALL

Stairs rising to first floor accommodation with glass balustrades, radiator, double doors to:

LIVING ROOM

21'2 x 11'7 (6.45m x 3.53m)

Feature electric fireplace, double glazed window to front aspect with shutter blinds, radiator, open plan to:

DINING ROOM

17'4 x 11'4 (5.28m x 3.45m)

Sky lantern, bi-fold doors to side and rear aspect which seamlessly lead to the garden, radiator, open plan to:

KITCHEN-BREAKFAST ROOM

22'8 x 18'10 (6.91m x 5.74m)

Bespoke luxury fitted kitchen comprising a range of eye and base level units, central island with worksurfaces over, four ring induction hob with extractor fan, integrated double ovens, two integrated microwaves, full height integrated fridge and freezer, integrated dishwasher, integrated bins, breakfast bar, spacious under stairs storage cupboard, bi-fold doors to rear aspect leading out to the garden, radiator, double doors returning to entrance hallway.

UTILITY ROOM

16'8 x 10'1 narrowing to 8'3 (5.08m x 3.07m narrowing to 2.51m)

Spacious utility room providing further eye and base level units, worksurfaces, ample storage, stainless steel inset sink with instant hot water mixer tap, space and plumbing for washing machine, space for tumble dryer, radiator, double glazed window and door to rear aspect leading out to the garden, door to integral garage.

STUDY/ PLAYROOM/ BEDROOM

11'4 x 9' (3.45m x 2.74m)

Double glazed window to front aspect with shutter blinds, radiator, built in storage cupboard.

DOWNSTAIRS WC

Dual flush wc, wash hand basin, ladder style radiator, extractor fan, matching wall and floor marble effect tiles.

FIRST FLOOR LANDING

Vaulted ceiling, Velux window to rear aspect, wall mounted thermostat control, wall mounted telephone entry point.

MASTER BEDROOM

19'5 max x 19'1 narrowing to 11'5 (5.92m max x 5.82m narrowing to 3.48m)

Spacious L shaped master suite, range of fitted wardrobes, two double glazed windows to rear aspect overlooking the garden, radiator, door to:

DRESSING ROOM

12'1 x 11'4 (3.68m x 3.45m)

Range of freestanding wardrobes and drawers, door leading to:

EN SUITE

12' max x 8'6 max (3.66m max x 2.59m max)

Luxury suite comprising a walk in double shower with rainfall style shower attachment, floating his and hers wash hand basins with ample storage below, dual flush wc, chrome ladder style radiator, part tiled walls with matching floor tiles, double glazed obscured windows to rear aspect.

BEDROOM

13'1 x 11'3 (3.99m x 3.43m)

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

EN SUITE

12'1 max x 8'5 max (3.68m max x 2.57m max)

Walk in double shower with rainfall style shower attachment, floating his and hers wash hand basin with ample storage below, dual flush wc, chrome ladder style radiator, part tiled walls and matching floor tiles, double glazed obscured window to front aspect.

BEDROOM

11'8 x 10'5 (3.56m x 3.18m)

Double glazed window to front aspect, radiator.

BATHROOM

8'5 max x 6'3 max (2.57m max x 1.91m max)

Modern suite comprising a freestanding bath with mixer tap and shower attachment, floating wash hand basin with storage below, dual flush wc, chrome ladder style radiator, part tiled walls with matching floor tiles, extractor fan, double glazed obscured window to front aspect.

BEDROOM

11'8 x 10'4 (3.56m x 3.15m)

Double glazed window to rear aspect, radiator.

REAR GARDEN

Private, enclosed and family friendly featuring a spacious patio area abutting

the property laid with porcelain tiles, area being predominantly laid to lawn with enclosed fenced boundaries, raised flower bed and side access to the front of the property, outside water tap and external lighting. The garden also has an electrical supply under the patio which leads toward the end of the garden where a home office/ summer house could be installed subject to the necessary consents.

GARAGE

18'4 x 12'1 (5.59m x 3.68m)

Up and over electric door, power, lighting, return personal door to utility room.

OUTSIDE - FRONT

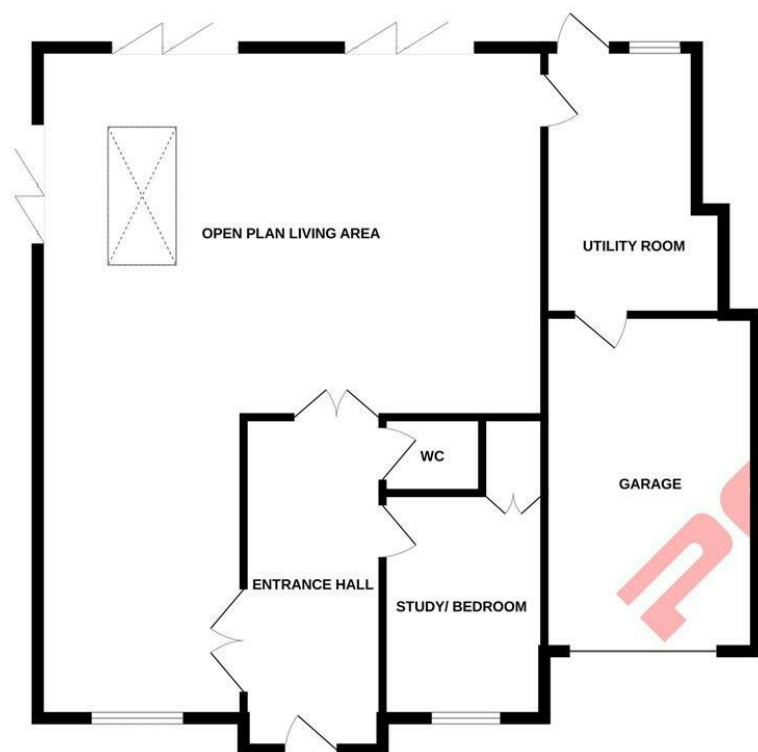
Driveway providing off road parking, EV charging point, an area of front garden predominantly laid to lawn with path leading to the property.



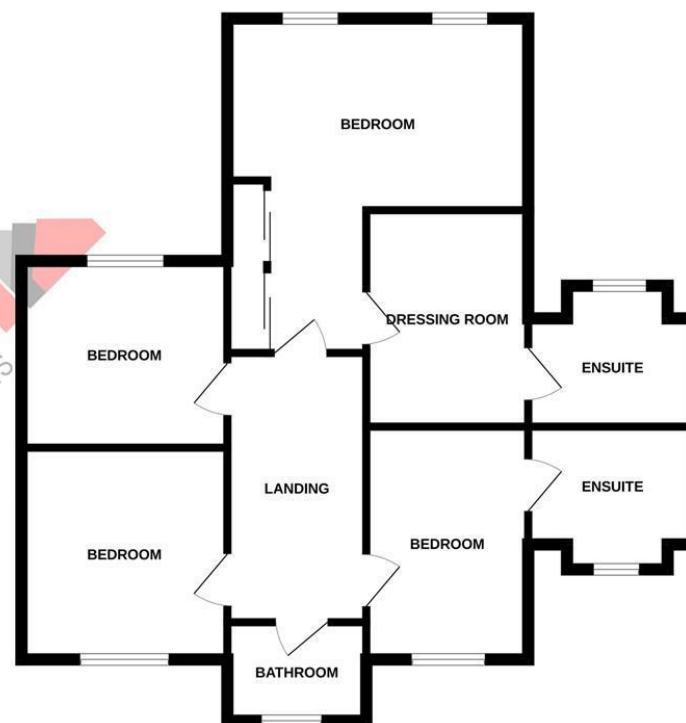




GROUND FLOOR



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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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	

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.