



ESTATE AGENTS

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8EL**

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**Price £500,000**



PCM Estate Agents are delighted to present to the market an opportunity acquire this MODERN FOUR BEDROOM DETACHED FAMILY HOME, positioned in this quiet cul-de-sac location with a DETACHED DOUBLE GARAGE and a FAMILY FRIENDLY GARDEN.

This home offers modern comforts including gas fired central heating, double glazing and adaptable accommodation arranged over two floors. The accommodation comprises a porch leading to entrance hall with AMPLE STORAGE space, an IMPRESSIVE OPEN PLAN LOUNGE-DINING ROOM which leads to a MODERN NEWLY FITTED KITCHEN, cosy SNUG with direct access and outlook onto the garden, CLOAKROOM and a separate UTILITY ROOM. Upstairs, the landing provides access to a MASTER BEDROOM with EN SUITE, THREE FURTHER WELL-PROPORTIONED BEDROOMS and a family bathroom. Externally the property has a TWO CAR DRIVEWAY plus additional parking within the DOUBLE GARAGE, whilst to the rear the garden has two patio seating area and a section of lawn, considered FAMILY FRIENDLY. The property has undergone extensive updating and refurbishment over the years by the existing owners

Located on the outskirts of St Leonards, within easy reach of popular schooling establishments and nearby amenities. Viewing comes highly recommended, please call the owners agents now to book your viewing.

### **DOUBLE GLAZED FRONT DOOR**

Leading to:

### **ENTRANCE PORCH**

Double glazed windows to front and rear providing added light to the entrance hall, further UPVC door to:

### **ENTRANCE HALL**

Stairs to the first floor landing, double glazed window into the porch, under stairs storage cupboard, wood flooring and double doors to the living-dining room.

### **CLOAKROOM**

Frosted double glazed window to front, low level WC, vanity wash hand basin with mixer tap and storage below. Heated towel rail, tiled walls and flooring. Coved ceiling and ceiling spotlights.

### **UTILITY ROOM**

5' 9 x 5' 2 (1.52m x 1.52m x 0.61m)

Max measurement into cupboards. Double glazed window and door to side, fitted cupboards with space for a washing machine and tumble dryer, further cloaks cupboard and airing cupboard housing the hot water cylinder, worksurfaces, inset stainless steel sink unit.

### **LOUNGE-DINING ROOM**

24'1 x 11'8 (7.34m x 3.56m)

Double glazed window and double glazed French doors opening to the rear garden, wood flooring, media wall with built-in display shelves and lighting, coving to ceiling and radiator.

### **KITCHEN**

10'4 x 9'6 (3.15m x 2.90m)

Double glazed window to front aspect, fitted with a matching range of wall and base units with worksurfaces over incorporating a one and a ½ bowl sink unit with mixer tap, fitted hob, eye level double ovens, wine cooler, dishwasher, fridge, freezer, inset ceiling spotlights, under cupboard lighting, tiled flooring and breakfast bar.

### **SNUG**

10'4 x 7'7 (3.15m x 2.31m)

Double glazed window to rear and UPVC double glazed French door to side, skylight and wood flooring.

### **FIRST FLOOR LANDING**

Double glazed window to front aspect, loft hatch, fitted carpets, coving to ceiling and inset ceiling spotlights.

### **MASTER BEDROOM**

12'1 x 12'1 max (3.68m x 3.68m max)

Double glazed window to rear overlooking the rear garden, radiator, laminate flooring, coving to ceiling and door to:

### **EN SUITE**

Frosted double glazed window to side aspect, shower cubicle with rainfall shower head and hand-held spray attachment, vanity wash hand with mixer tap and storage below, low level WC.

**BEDROOM**

12'1 x 8'9 (3.68m x 2.67m)

Double glazed window to rear overlooking the rear garden, radiator, laminate flooring, coving to ceiling and part panelled walls.

**BEDROOM**

Double glazed window to front with far reaching sea views, radiator, laminate flooring, coving to ceiling.

**BEDROOM**

11' x 9'7 (3.35m x 2.92m)

Max measurement into window seat. Two double glazed windows to front aspect with far reaching sea views, radiator, laminate flooring, coving to ceiling and inset ceiling spotlights.

**FAMILY BATHROOM**

Frosted double glazed window to side aspect, panelled bath with mixer tap, rainfall shower head over and hand held spray attachment, vanity wash hand basin with mixer tap and storage below, low level WC, inset ceiling spotlights and heated towel rail.

**OUTSIDE - FRONT**

Lawned garden with gated side access to the rear, off road parking for two vehicles leading to:

**DOUBLE GARAGE**

15'8 x 15'3 (4.78m x 4.65m)

Two electric roller doors, window and door to side aspect, loft hatch, power and lighting.

**REAR GARDEN**

Enclosed and mainly laid to lawn with a raised area at the far end, two timber sheds with power and lighting and a paved patio seating area..







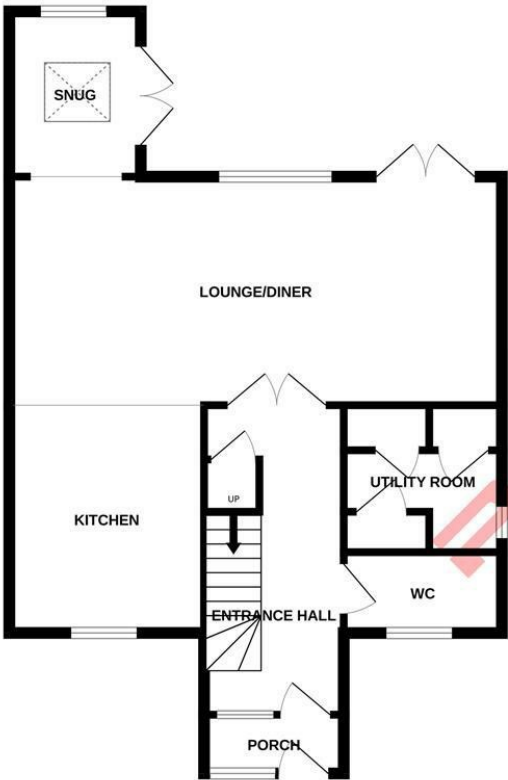








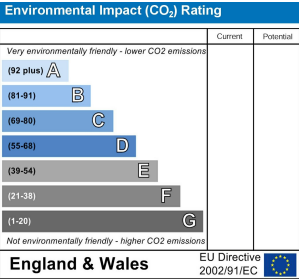
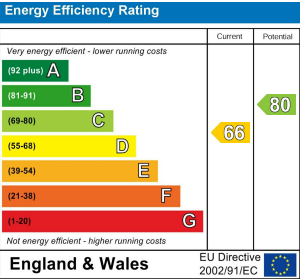
GROUND FLOOR



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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