



62 High Beech Chalet, Battle Road, St. Leonards-On-Sea, TN37 7BS

Web: www.pcmestateagents.co.uk
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Price £170,000

PCM Estate Agents welcome to the market this beautifully presented ONE BEDROOM (formerly two bedroom) DETACHED CHALET with well-presented accomodation, BEAUTIFULLY PRESENTED GARDENS with PLEASANT VIEWS and an ALLOCATED PARKING SPACE.

This FREEHOLD PROPERTY is offered to the market CHAIN FREE and offers spacious accomodation comprising an entrance porch/ utility, 18ft KITCHEN-DINER, lounge, ONE BEDROOM and an EN SUITE. The property also enjoys WRAP AROUND GARDENS to the rear and side which are beautifully presented and offer a range of mature shrubs, plants, trees and seating areas, where you can enjoy PLEASANT VIEWS. There is also an ALLOCATED PARKING SPACE located close by.

Located in the sought-after and quiet High Beech estate, located towards the northern outskirts of St Leonards.

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

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH/ UTILITY

Double glazed windows to front and side aspects enjoying a pleasant outlook, space and plumbing for washing machine with worksurfaces above, door to:

KITCHEN-DINER

18'3 x 6'10 (5.56m x 2.08m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for fridge, stainless steel inset sink with mixer tap, window to side aspect. Dining area offering ample space for dining table and chairs, double glazed window to rear aspect, double glazed French doors to side aspect leading out to the decking.

LOUNGE

15'9 x 8'11 (4.80m x 2.72m)

Double glazed French doors to front aspect, double glazed window front aspect, electric radiator, door to:

BEDROOM

10'7 x 8'10 (3.23m x 2.69m)

Double glazed windows to rear and side aspects, built in wardrobe, electric radiator, door to:

EN SUITE SHOWER ROOM

8'11 x 4'9 (2.72m x 1.45m)

Walk in shower, dual flush wc, wash hand basin with storage below, double glazed obscured window to rear aspect.

GARDENS

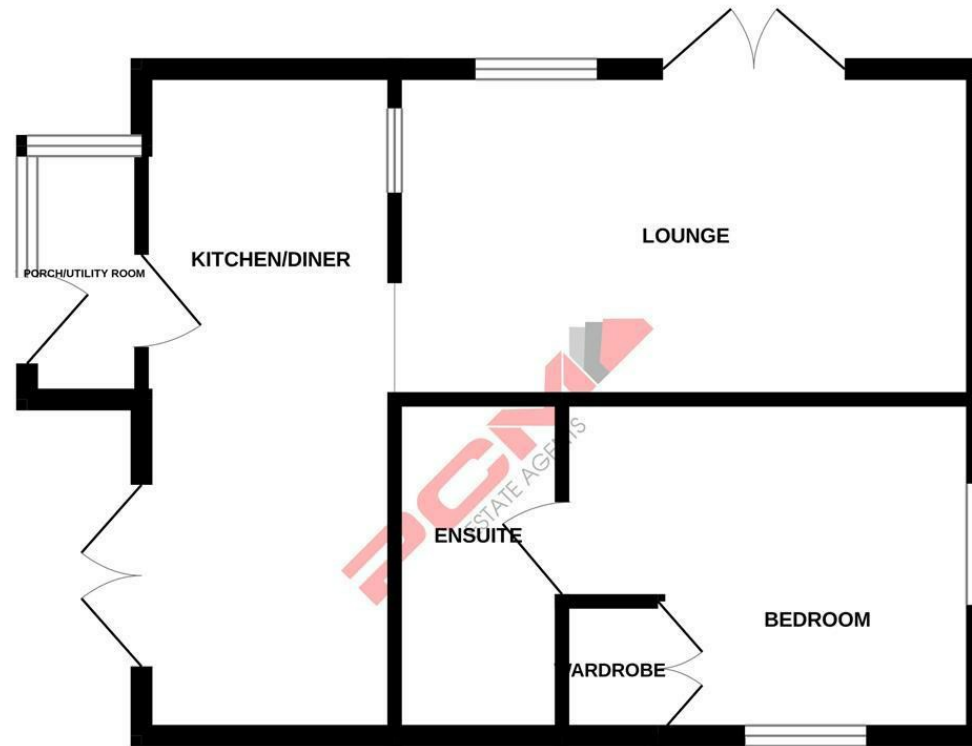
The property enjoys private and secluded gardens which wrap around the property featuring a spacious decking area ideal for seating and entertaining. This area offers a sunny aspect with a pleasant view and a further area laid with artificial lawn. There is also a storage shed and a plethora of mature shrubs, plants and trees offering a real tranquil setting.

PARKING

The property also benefits from an allocated parking space located close by.



GROUND 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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