



ESTATE AGENTS

**6, Wesley Salmon Close, St. Leonards-On-Sea, TN38
0GE**

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Offers In Excess Of £400,000

A FOUR BEDROOM, TWO RECEPTION ROOM, TWO BATHROOM DETACHED HOUSE with LARGE TANDEM GARAGE, tucked away toward the end of this sought-after and quiet cul-de-sac adjoining neighbouring woodland in West St Leonards. Offered to the market CHAIN FREE.

Located within easy reach of local schooling, this must see FAMILY HOME offers spacious accommodation throughout comprising an entrance hallway, lounge, DINING ROOM, separate KITCHEN-DINER, UTILITY ROOM and DOWNSTAIRS WC, whilst to the first floor there are FOUR GOOD SIZED BEDROOMS with the master benefitting from a range of BESPOKE FITTED WARDROBES AND DRAWERS in addition to an EN SUITE and main family bathroom with bath and shower. The property also benefits from a PRIVATE AND ENCLOSED GARDEN with SUMMER HOUSE and potting shed, whilst to the front of the property is a spacious driveway providing AMPLE OFF ROAD PARKING leading to a LARGE TANDEM GARAGE.

Externally the property occupies a QUIET POSITION at the end of the cul-de-sac next to woodland. Viewing comes highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator.

LOUNGE

15' x 14'9 (4.57m x 4.50m)

Two double glazed windows to front aspect, feature fire surround, two radiators, television and telephone points.

KITCHEN-DINER

13'4 x 13'3 (4.06m x 4.04m)

Comprising a range of eye and base level units with worksurfaces over, ample space for dining table and chairs, stainless steel inset sink with flexi mixer tap, space for integrated fridge freezer, integrated dishwasher, range cooker with extractor above, radiator, door to:

UTILITY ROOM

5'11 x 5'8 (1.80m x 1.73m)

Comprising further base level units with worksurfaces, stainless steel inset sink with mixer tap, under cabinet space for washing machine and tumble dryer, wall mounted gas fired boiler, radiator, door to rear aspect leading out to the garden.

DINING ROOM

10'9 x 9'11 (3.28m x 3.02m)

Double glazed sliding door to rear aspect leading out to the garden, radiator.

DOWNSTAIRS WC

Wash hand basin, wc, radiator, part tiled walls, double glazed obscured window to front aspect.

FIRST FLOOR LANDING

Loft hatch, airing cupboard, radiator.

BEDROOM

12'9 max x 10'7 max (3.89m max x 3.23m max)

Featuring a range of bespoke fitted wardrobes and cupboards, two double glazed windows to front aspect, radiator, television point, door to:

EN SUITE SHOWER ROOM

Walk in shower, dual flush wc, wash hand basin, part tiled walls, radiator, extractor fan, wall mounted storage unit and shaver point, double glazed obscured window to side aspect.

BEDROOM

11'3 x 10'6 (3.43m x 3.20m)

Double glazed window to rear aspect, radiator, television point.

BEDROOM

9'11 x 7'10 (3.02m x 2.39m)

Double glazed window to front aspect, radiator, television point.

BEDROOM

9'11 x 6'10 (3.02m x 2.08m)

Double glazed window to rear aspect, radiator, television point.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk in double shower, dual flush wc, wash hand basin, wall mounted storage unit, shaver point, part tiled walls, extractor fan, radiator.

TANDEM DOUBLE GARAGE

Power and lighting, door to front aspect, personal door to side aspect providing access to the rear garden.

REAR GARDEN

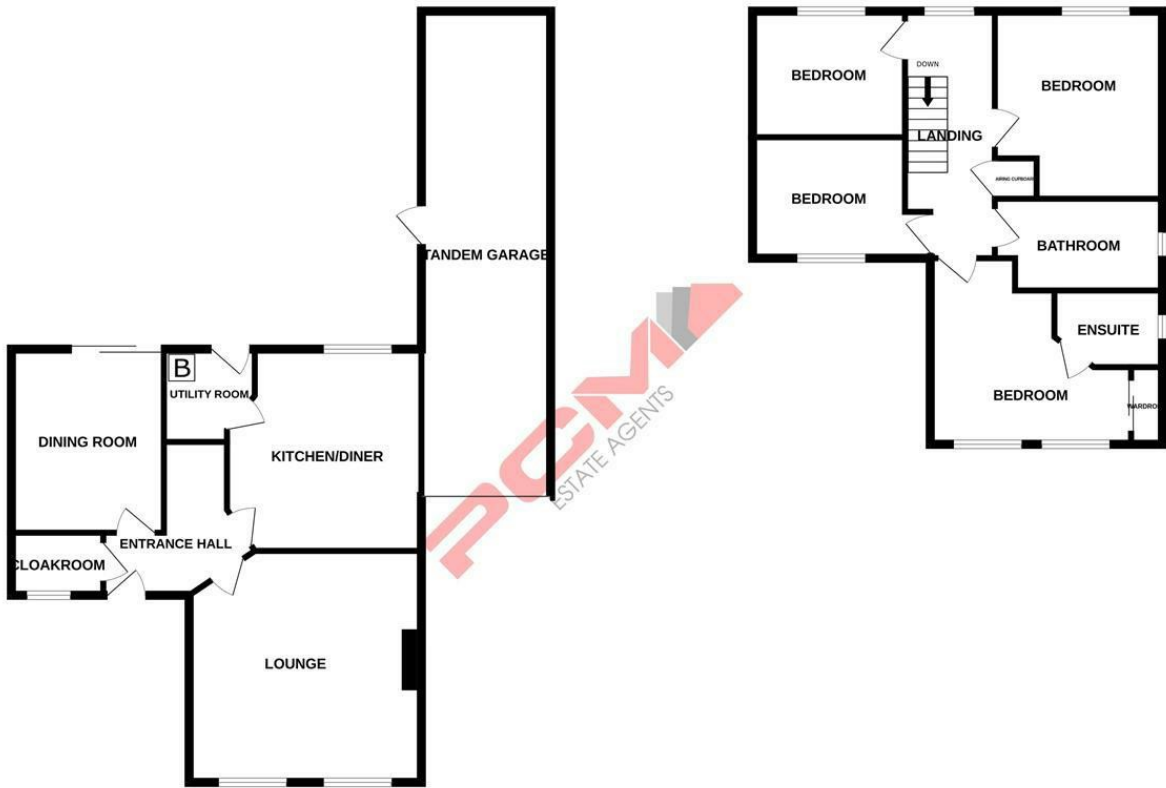
Private and enclosed, enjoying sunny aspect with adjoining neighbouring woodland. The garden is considered family friendly with a large patio area abutting the property and providing ample space for outdoor seating and entertaining, potting shed, outside water tap, power point and side access to the front of the property. The upper section of garden is laid with artificial lawn and there is also a summer house.

Council Tax Band: E



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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