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8DZ**

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**Price £650,000**

## \*\* AMAZING SEA VIEWS \*\*

PCM Estate Agents are delighted to present to the market this rare and exciting opportunity to acquire a STUNNING DETACHED FOUR/ FIVE BEDROOM home forming part of an EXCLUSIVE COASTAL DEVELOPMENT built approximately 5 years ago and boasting BREATH-TAKING SEA VIEWS. The property benefits from the REMAINDER OF A 10 YEAR PROTEC WARRANTY.

Arranged over three floors and extending to approximately 191 square metres, this MODERN FOUR/ FIVE BEDROOM HOME offers BEAUTIFULLY DESIGNED and versatile accommodation finished to an exceptional standard throughout.

The ground floor comprises a welcoming entrance hall, a FLEXIBLE RECEPTION ROOM that could also serve as a fifth bedroom with a few alterations, a useful UTILITY AREA and access to an INTEGRAL DOUBLE GARAGE.

The first floor is dedicated to CONTEMPORARY LIVING and entertaining, featuring an IMPRESSIVE OPEN PLAN LOUNGE AND DINING AREA that flows effortlessly into a HIGH SPECIFICATION KITCHEN complete with INTEGRATED APPLIANCES and elegant stone worktops. From the lounge, doors open onto a 24FT SUN TERRACE with PANORAMIC VIEWS across the coastline, the perfect setting to enjoy morning coffee or evening meals. This level also includes a further DOUBLE BEDROOM and a stylish CLOAKROOM.

The top floor provides a TRANQUIL RETREAT, featuring a LUXURIOUS MASTER BEDROOM SUITE with fitted wardrobes, large windows framing the SEA VIEWS and a sleek EN SUITE SHOWER ROOM. There are TWO FURTHER WELL-PROPORTIONED BEDROOMS on this floor, together with a beautifully appointed family bathroom.

Externally, the property benefits from a LANDSCAPED REAR GARDEN, perfect for outdoor dining or relaxation, also suiting families with children offering plenty of space, external steps connect the garden with the sun terrace adding a nice flow between two outdoor spaces. To the front there is AMPLE OFF ROAD PARKING, a CARPORT and the DOUBLE GARAGE.

Conveniently located within easy reach of local amenities, transport links, and

the seafront promenade, this exceptional coastal home offers the perfect blend of contemporary living, and a truly enviable position by the sea.

### **COMPOSITE DOUBLE GLAZED FRONT DOOR**

With frosted glass windows either side, opening into:

### **IMPRESSIVE ENTRANCE HALL**

Stairs rising to the upper floor accommodation, two radiators, hard wood flooring, ample built in storage, door to integral double garage, door to downstairs wc and a large opening to a living area. In addition, this area opening up onto:

### **UTILITY AREA**

Fitted eye and base level cupboards and drawers with stone countertops and matching upstands over, stainless steel sunken sink with mixer tap, space and plumbing for washing machine, space for tumble dryer.

### **DOWNSTAIRS WC**

Dual flush low level wc, vanity enclosed wash hand basin with tiled splashbacks and chrome mixer tap, hard wood flooring, radiator, extractor for ventilation, down lights, double glazed frosted glass window to side aspect.

### **LIVING AREA/ OPTIONAL BEDROOM**

17'5 x 12'4 (5.31m x 3.76m)

Open plan to the entrance hall, triple aspect with a double glazed frosted glass window to side aspect, double glazed window to rear and double glazed French doors to the side elevation providing outlook and access onto the garden, hard wood flooring, down lights, radiator, television point, offering an adaptable space providing access onto the garden in addition to offering an additional living space or an optional bedroom with the addition of a connecting door.

### **FIRST FLOOR LANDING**

Stairs rising to upper floor accommodation.

### **OPEN PLAN LOUNGE-DINING ROOM**

24' x 21'9 max (7.32m x 6.63m max )

Hard wood flooring, down lights, three radiators, television point, large double glazed double opening patio doors providing a pleasant outlook and access onto the raised terrace with lovely sea views beyond, double glazed frosted

glass window to side aspect, stairs rising to upper floor accommodation, open plan to:

### **SUN TERRACE**

24' (7.32m )

Lovely views over St Leobards coastline, offering plenty of space for table and chairs to sit out, entertain and eat al-fresco, steps descending to the main section of garden.

### **KITCHEN**

12'4 x 12'2 (3.76m x 3.71m)

Newly fitted and built to a high specification and offering a range of eye and base level cupboards and drawers fitted with soft close hinges, stone countertops and matching upstands, breakfast bar seating area, electric Neff induction hob, sunken one & ½ bowl drainer-sink with mixer spray tap, space for American style fridge freezer, double oven, single oven, integrated microwave, integrated dishwasher, double glazed window to front aspect.

### **BEDROOM**

11'8 x 8'5 (3.56m x 2.57m)

Down lights, radiator, double glazed window to front aspect.

### **CLOAKROOM**

Hard wood flooring, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashback, double glazed window with frosted glass to side aspect.

### **SECOND FLOOR LANDING**

Doors opening to:

### **BEDROOM**

24' max x 12'2 (7.32m max x 3.71m )

Fitted wardrobes, down lights, radiator, double glazed window to rear aspect framing those lovely sea view, door to:

### **EN SUITE**

Walk in shower , vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, ladder style heated towel rail, part tiled walls, down lights, extractor for ventilation, double glazed frosted glass window to side aspect.

### **BEDROOM**

12'8 x 11'8 (3.86m x 3.56m )

Fitted wardrobes, radiator, down lights, double glazed window to front aspect.

### **BEDROOM**

11'9 x 10'9 (3.58m x 3.28m )

Down lights, radiator, double glazed window to front aspect.

### **BATHROOM**

Contemporary style modern bathtub with mixer tap, walk in shower enclosure with rain style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, ladder style heated towel rail, part tiled walls, tiled flooring, down lights, extractor for ventilation and light tunnel.

### **GARAGE**

23'2 x 16'3 (7.06m x 4.95m )

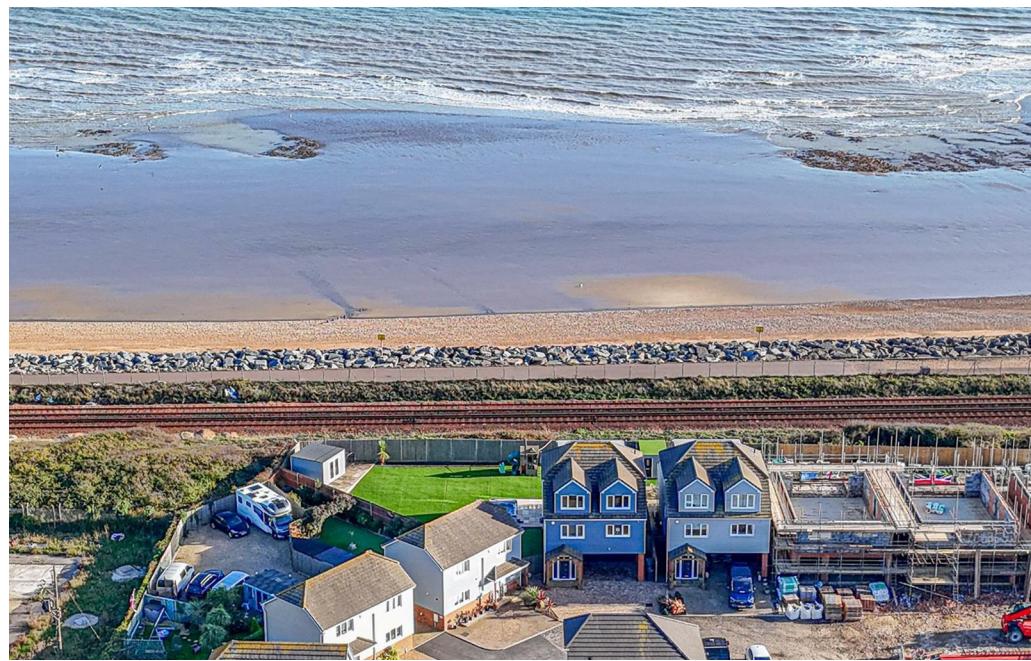
Wall mounted consumer unit for the electrics, electric up and over door, power and lights, access to running water, personal door to entrance hall, double glazed window to side aspect.

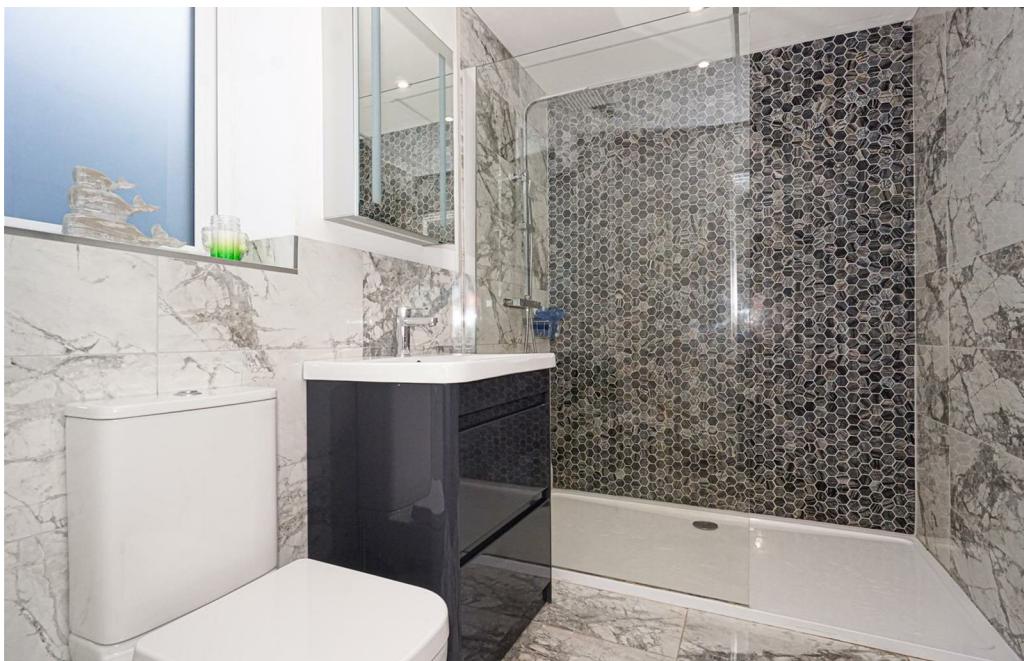
### **REAR GARDEN**

Very good sized family friendly garden offering a low-maintenance outdoor space with a sandstone patio, artificial lawn, summer house, fenced boundaries, gated side access, outside water tap, steps leading to the sun terrace.

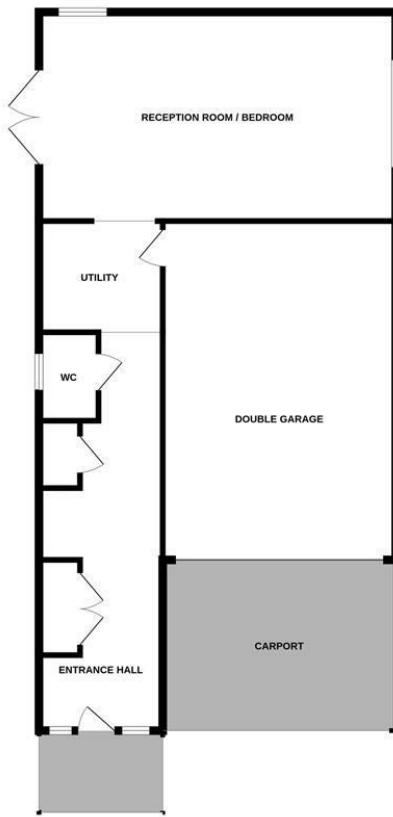
Council Tax Band: F



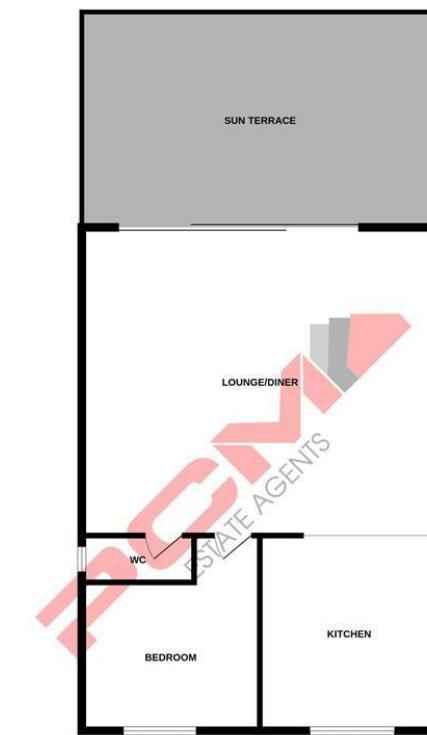




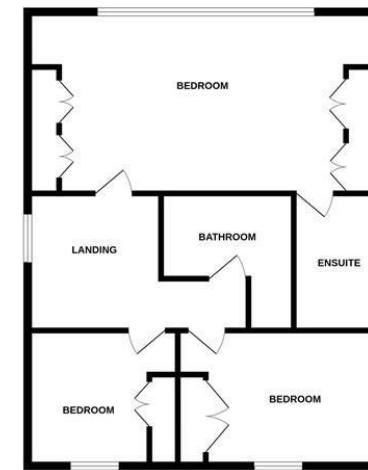
BASEMENT



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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.