



ESTATE AGENTS

Clare Cottage, Ebdens Hill, St. Leonards-On-Sea, TN37 7PN

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Price **£1,200,000**

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this FIVE BEDROOM DETACHED FAMILY HOME built in the 1930's and boasting approximately 2961 square feet of accommodation set within APPROXIMATELY 2 ACRES (unverified) with TENNIS COURT and privately owned PARK-LIKE GARDENS AND GROUNDS.

This UNIQUE and INDIVIDUAL PROPERTY is offered to the market CHAIN FREE and occupies a SECLUDED POSITION on the road set behind remotely operated ELECTRONIC GATES with PLENTY OF OFF ROAD PARKING and a DETACHED DOUBLE CAR BARN.

The house itself occupies a slightly elevated position within its gardens and grounds meaning you have LOVELY VIEWS from all of the principle rooms. The versatile and EXCEPTIONALLY WELL-PROPORTIONED accommodation is arranged over three floors: to the ground floor there is a SPACIOUS RECEPTION HALL with ample storage space leading seamlessly to a living room with access to a ROOF TERRACE offering a perfect spot to take in those views, the reception room also connects to an OPEN PLAN NEWLY FITTED KITCHEN-BREAKFAST ROOM, FAMILY ROOM/ FIFTH BEDROOM and a downstairs wc.

To the first floor there are TWO LARGE EN SUITE DOUBLE BEDROOMS in addition to TWO FURTHER DOUBLE BEDROOMS and the main family bathroom, all located off of a SPACIOUS LANDING. To the lower floor there is a GYMNASIUM, access to a HOT TUB ROOM, SHOWER ROOM and a separate wc. There is also access to a CONSERVATORY, LARGE GAMES ROOM with STUDIO SPACE over and a further wc.

The GARDENS AND GROUNDS extend around the property, mainly to the front and side, with a TENNIS COURT to the rear, PARK LIKE-GARDENS with NATURAL POND to the front and your own private area of Woodland. There is also a track leading from the garden leading to a FISHING LAKE located outside of the grounds, but you have exclusive rights to fish on.

Located adjacent to Claremont Preparatory School, a property such as this RARELY COMES TO THE MARKET and we would highly recommend viewing to fully appreciate the convenient position, space and grounds on offer. In more recent years the property has been substantially extended and updated, call the owners agents now to book your viewing.

WOODEN SOLID OAK FRONT DOOR

Partially glazed and opening to:

RECEPTION HALL

Wood flooring, inset down lights, radiate, built in storage cupboards, double glazed bi-folding doors allowing for a pleasant outlook and access onto the gardens and grounds to the rear, wall mounted cupboard concealed boiler, pressurised water tank, stairs to upper and lower floor accommodation.

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin, tiled flooring, built in storage cupboard, double glazed pattern glass window to rear aspect.

LIVING ROOM

19'1 x 15' (5.82m x 4.57m)

Television point, radiator, built in down lights, fitted desk and shelving, double aspect room with double glazed windows to both side and front elevations, double glazed bi-folding doors onto:

SUN TERRACE

Beautiful views extending over the gardens and grounds, stairs descending to the garden which principally lies to the front, with side access to the rear garden and tennis courts.

FAMILY ROOM

15'7 x 11'8 (4.75m x 3.56m)

Dual aspect with double glazed window to side, double glazed window to rear, radiator, television point.

KITCHEN

18'9 x 16'1 (5.72m x 4.90m)

Modern and newly fitted, built with a range of matching eye and base level cupboards and drawers with stone countertops and matching upstands over, Belling range gas cooker with double oven, grill and plate warmer and fitted double width cooker hood over, island offering further additional storage space and housing a Belfast sink with mixer tap, breakfast bar, ample space for dining table, wall mounted cupboard concealed consumer unit for the electrics, integrated dishwasher, radiator, two double glazed windows to front aspect with views over the front gardens and grounds, double glazed bi-folding doors allowing for a pleasant outlook and access onto the gardens to the rear and tennis courts.

LOWER FLOOR

Leading to:

GYM

20' x 10'9 (6.10m x 3.28m)

Wood flooring, radiator, large wall mounted mirror, inset down lights, television points, double glazed bi-folding doors opening onto and providing a pleasant outlook over the gardens and grounds to the front, doors opening to:

SHOWER ROOM

Walk in shower enclosure, ladder style heated towel rail, tiled walls, tiled flooring, built in storage, double glazed pattern glass window to side aspect.

SEPARATE WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, tiled walls, tiled flooring, radiator, down lights, extractor fan for ventilation, loft hatch opening to a small area of loft space and a double glazed pattern glass window to side aspect.

HOT TUB ROOM

13'3 x 12'7 (4.04m x 3.84m)

Apex roof with two Velux windows, double glazed sliding doors to both rear and side elevations to open up the entire room with pleasant views onto the front gardens and grounds and access onto a patio. Tiled flooring, hot tub (included in sale).

FIRST FLOOR LANDING

Double radiator, loft hatch providing access to loft space, pattern coloured glass leaded light window to rear aspect.

BEDROOM

15'3 x 12'8 (4.65m x 3.86m)

Down lights, radiator, built in bedroom furniture including wardrobes, drawers, bedside tables and dressing table, double glazed window to front aspect having lovely views extending over gardens and grounds to the front, door to:

EN SUITE

Walk in shower enclosure with shower, vanity enclosed wash hand basin, concealed cistern dual flush low level wc, wall mounted vanity unit, down lights, tiled walls, tiled flooring, ladder style heated towel rail, extractor fan for ventilation, double glazed window to front aspect.

BEDROOM

16'2 max x 19'4 narrowing to 12'7 (4.93m max x 5.89m narrowing to 3.84m)

Radiator, loft hatch providing access to loft space, double aspect with double glazed window to rear having views over the gardens, grounds and tennis courts at the rear and views over the gardens and grounds to the front, door to:

EN SUITE

Large walk in shower enclosure, chrome shower fixings, waterfall style shower head and further hand-held shower attachment, vanity enclosed wash hand basin, low level wc, part tiled walls, ladder style heated towel rail, down lights, extractor fan for ventilation, double glazed pattern glass window to rear aspect.

BEDROOM

15'5 x 11'6 (4.70m x 3.51m)

Loft hatch providing access to loft space, radiator, built in bedroom furniture incorporating a dressing table and built in wardrobes, dual aspect room with double glazed window to side and double glazed window to rear having views over the gardens and tennis courts.

BEDROOM

12'2 x 11'9 (3.71m x 3.58m)

Coving to ceiling, radiator, double glazed window to front aspect with views over the gardens and grounds to the front.

OUTSIDE

The property has the benefit of various buildings including:

CONSERVATORY

11'2 x 8'7 (3.40m x 2.62m)

Externa; access only, UPVC construction with double glazed windows to side and double glazing sliding doors to front with a glass roof, lighting and power.

LARGE GAMES ROOM

22'5 x 17'9 (6.83m x 5.41m)

Down lights, power, lighting, double aspect with double glazed windows to side and rear, double glazed French doors allowing for access. Currently used as a snooker/ pool room, formerly the double garage and still having original doors to the front so could be re-instated as a garage if required. Stairs rising to:

UPPER FLOOR

20'7 x 10'6 (6.27m x 3.20m)

Eaves storage, down lights, access to:

WC

Low level wc, wash hand basin.

DOUBLE OAK CAR BARN

18'5 x 13'8 (5.61m x 4.17m)

Tiled roof, open area for vehicles.

GARDENS AND GROUNDS

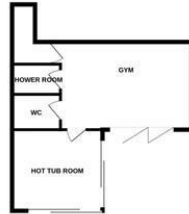
Forming approximately 2 acres (unverified) and are a particular feature of the property, offering a park-like setting with a wide selection of mature trees and shrubs. The house faces south with views across the gardens and over a large pond. There are various terraced areas with plenty of outdoor space to entertain or simply relax and enjoy the lovely views, and also hard ground tennis court. There is a private section of woodland and exclusive rights to fish/ boat (not motorised) over a lake located outside of the grounds and accessible via a track and wooded area.



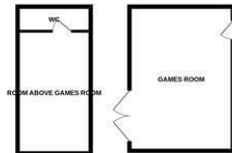
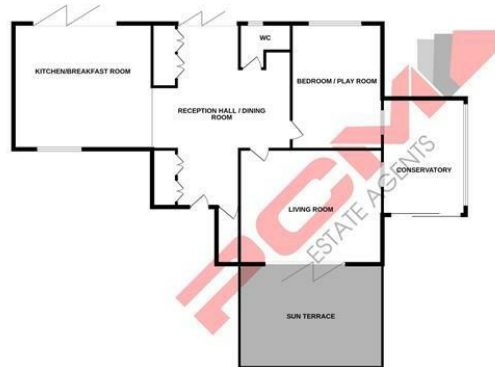




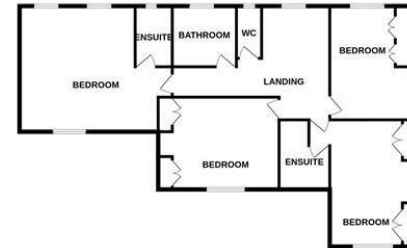
BASEMENT



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			
England & Wales		EU Directive 2002/91/EC	75

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.