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**29, Martingale Close, St Leonards-on-sea, TN37
7SW**

Price £385,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-presented, DETACHED FOUR BEDROOM HOUSE plus STUDY/ OPTIONAL FIFTH BEDROOM, positioned on this sought-after road within the favourable Little Ridge region of St Leonards, with OFF ROAD PARKING and a SOUTH FACING GARDEN.

Accommodation is arranged over three floors comprising a spacious entrance hall with DOWNSTAIRS WC, lounge, KITCHEN-DINING ROOM, conservatory, STUDY/ OPTIONAL BEDROOM leading to a UTILITY ROOM, first floor landing, THREE BEDROOMS and a family bathroom, whilst to the second floor there is a MASTER BEDROOM offering a dual aspect and having a LUXURY EN SUITE shower room. The property offers modern comforts including gas fired central heating and double glazing. The REAR GARDEN is mainly laid to lawn with a paved patio.

Conveniently positioned within easy reach of amenities and popular schooling establishments within the area. Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Radiator, under stairs storage cupboard, coved ceiling, wood effect laminate flooring, thermostat control for gas fired central heating, door to

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashbacks, radiator, double glazed window with frosted glass to front aspect.

LIVING ROOM

14'7" x 11'4" (4.45 x 3.45)

Coved ceiling, radiator, television point, telephone point, opening to

KITCHEN-DINING ROOM

17'9" x 8'1" (5.41 x 2.46)

Modern kitchen fitted with a range of eye and base level cupboards and drawers all fitted with soft close hinges and having solid wood work surfaces

over, inset sink with drainer and mixer tap, space for American style fridge/freezer, space and plumbing for washing machine and dishwasher, pull out internal bin system, under floor heating, four ring electric hob with extractor over and electric fan assisted oven below, coved ceiling, spotlights, under cupboard lighting, oak laminate flooring, return door to entrance hall, double glazed window to rear aspect with pleasant views over the garden, double glazed sliding patio doors opening to the

CONSERVATORY

9'9" x 8'8" max (2.97 x 2.64 max)

Vertical wall radiator, wood effect laminate flooring, double glazed windows to all aspects and french doors opening to garden.

STUDY

10'4 x 8' (3.15m x 2.44m)

Wood effect laminate flooring, radiator, down lights, double glazed window to front aspect. This could be utilised as an optional fifth bedroom, but currently used as a study. Door to:

UTILITY ROOM

8'4 x 7'6 (2.54m x 2.29m)

Continuation of the wood laminate flooring, double glazed door opening to the rear garden, down lights, loft hatch to an area of boarded loft space, fitted with a range of fitted eye and base level cupboards and drawers, fitted with soft close hinges and having marble effect countertops with matching upstands over, inset stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING

Airing cupboard housing water tank and boiler, stairs rising to the second floor, partially vaulted ceiling with Velux window, door to

BEDROOM

11'5 x 9'4 (3.48m x 2.84m)

Radiator, coving to ceiling, double glazed window to rear aspect.

BEDROOM

10'11 x 11 (3.33m x 3.35m)

Coved ceiling, radiator, double glazed window to front aspect.

BEDROOM

7'7 x 6'3 (2.31m x 1.91m)

Fitted wall cupboard, radiator, coved ceiling, double glazed window to front aspect.

BATHROOM

Part tiled walls, tiled flooring with under floor heating, white suite comprising panelled bath with mixer tap, electric shower over bath, pedestal wash hand basin with mixer tap, dual flush low level wc, heated towel rail, spotlights, double glazed window with obscured privacy glass to rear aspect.

SECOND FLOOR LANDING

Door leading to:

MASTER BEDROOM

17' x 12'3 (5.18m x 3.73m)

Down lights, radiator, access to eaves storage, Velux style windows to front aspect, double glazed window to rear aspect, door to:

EN SUITE

Luxury with large walk in shower, rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, heated towel rail, wood effect vinyl flooring, down lights, extractor for ventilation, double glazed opaque glass window to rear aspect

FRONT GARDEN

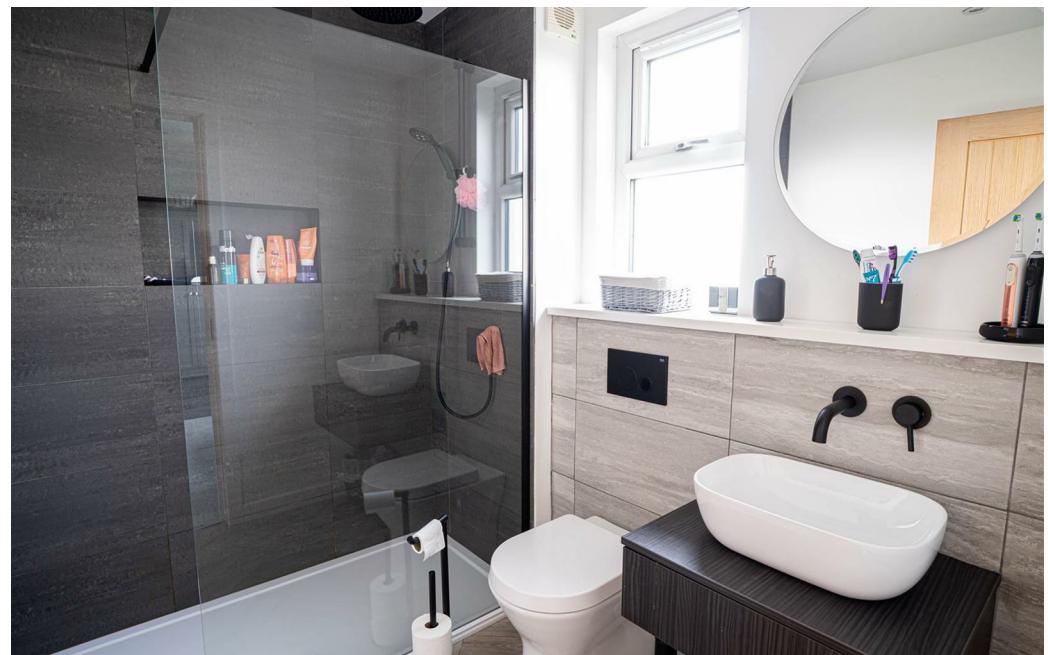
Driveway with off-road parking.

REAR GARDEN

Mainly laid to lawn with paved patio, pergola providing shelter, outside water tap, fenced boundary, raised beds retained by railway sleepers, access to side via double opening gates with dropped curb so able to bring car into garden if necessary.

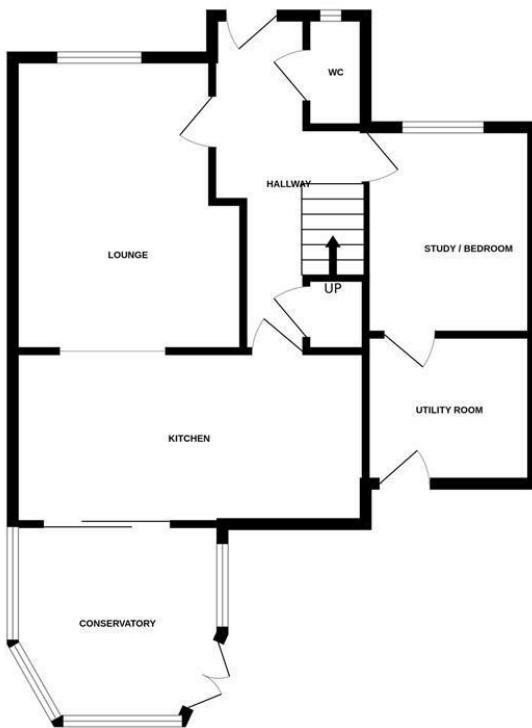
Council Tax Band: D



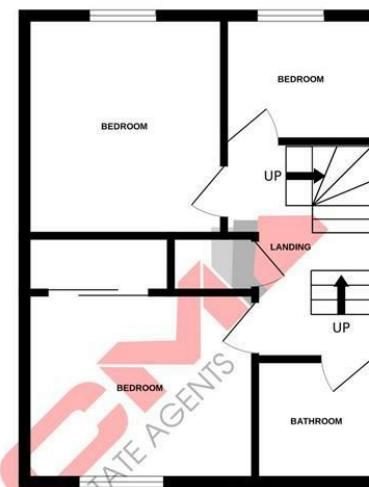




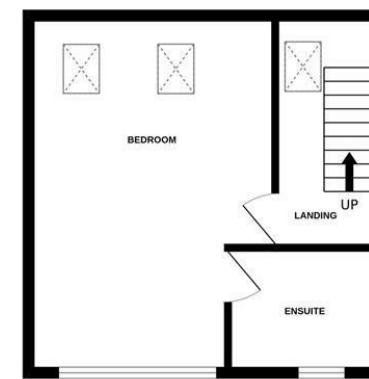
GROUND FLOOR



1ST FLOOR



2ND 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		1	1
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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		1	1
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC