



ESTATE AGENTS

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**Guide Price £450,000**

**\*\* GUIDE PRICE £450,000 TO £475,000 \*\***

PCM Estate Agents welcome to the market a RARE AND EXCITING OPPORTUNITY to acquire this IMPRESSIVE DETACHED FOUR BEDROOM CHALET STYLE RESIDENCE, positioned on this incredibly sought-after road within St Leonards, close to amenities, popular schooling establishments and bus routes.

The well-appointed accommodation is arranged over two floors and comprises a welcoming porch leading to a spacious entrance hall, a LARGE LIVING ROOM, OPEN PLAN KITCHEN-DINING ROOM located at the rear of the property with views onto the garden, as well as access into a CONSERVATORY, UTILITY ROOM and a ground floor bathroom, in addition to TWO GROUND FLOOR BEDROOMS. Upstairs, the landing provides access to TWO FURTHER DOUBLE BEDROOMS, both of which having EN-SUITE SHOWER ROOMS, and the largest bedroom having a walk-in-wardrobe.

The property is approached via TWO BLOCK PAVED DRIVEWAYS providing OFF ROAD PARKING for multiple vehicles. The driveways are at either side of the property, there is also a GARAGE and a LOW-MAINTENANCE WRAP AROUND GARDEN offering ample outdoor space to eat al-fresco or entertain.

This home is adaptable and must be viewed to fully appreciate the convenient position on offer.

### **DOUBLE GLAZED FRONT DOOR**

Opening into:

### **WELCOMING PORCH**

Ample space for taking off coats and shoes, UPVC construction, lighting, wooden partially glazed door opening to:

### **ENTRANCE HALL**

Ample under stairs storage, stairs rising to upper floor accommodation, wall mounted thermostat control for gas fired central heating, coving to ceiling, dado rail, doors to:

### **LOUNGE**

17'1 x 13'8 (5.21m x 4.17m)

Coving to ceiling, dado rail, radiator, television point, fireplace with inset electric fire, combination of wall and ceiling lighting, two double glazed windows to front aspect.

### **KITCHEN-DINING ROOM**

Fitted with a matching range of eye and base level cupboards and drawers, fitted with soft close hinges, quartz countertops with matching upstands, range style five ring gas cooker with double oven and grill, fitted cooker hood over, tiled splashbacks, inset drainer-sink unit with mixer spray tap, ample space for large dining table, integrated tall fridge freezer, integrated dishwasher, integrated AEG microwave, Amtico wood effect flooring, inset down lights, radiator, coving to ceiling, double glazed French doors with windows either side having views and access into the inviting conservatory, double glazed window to side aspect overlooking the rear garden, further door to:

### **UTILITY AREA**

9' x 5'2 (2.74m x 1.57m)

Space and plumbing for washing machine and tumble dryer, space for tall fridge freezer, wall mounted boiler, shelving, double glazed door to rear aspect opening to the rear garden, door to bathroom

### **CONSERVATORY**

Windows to both side and rear elevations, radiator, Amtico wood effect flooring.

### **BATHROOM**

P shaped panelled bath with mixer tap and shower attachment, pedestal wash hand basin, dual flush low level wc, heated towel rail, part tiled walls, tiled flooring, down lights, coving to ceiling, double glazed window with opaque glass to side aspect.

### **BEDROOM**

14'3 x 10'7 (4.34m x 3.23m)

Down lights, coving to ceiling, fitted wardrobes with sliding doors, radiator, double glazed window to front aspect.

### **BEDROOM**

9'6 x 7'2 (2.90m x 2.18m)

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

### **FIRST FLOOR LANDING**

Down lights, dado rail, doors opening to:

### **BEDROOM**

15'11 max x 13'7 max (4.85m max x 4.14m max )

Down lights, walk in wardrobe with hanging rails and fitted shelving, radiator, double glazed window to rear aspect, door to:

### **EN-SUITE**

Double walk in shower enclosure, vanity enclosed wash hand basin, dual flush low level wc, heated towel rail, down lights, part tiled walls, double glazed window with opaque glass to rear aspect.

### **BEDROOM**

12'9 max x 8'9 max (3.89m max x 2.67m max )

Down lights, radiator, fitted hanging rail, double glazed window to rear aspect, door to:

### **EN-SUTE**

Double walk in shower enclosure, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, part tiled walls, double glazed opaque glass window to rear aspect.

### **OUTSIDE - FRONT**

The property has an attractive façade with two driveways to either side elevation, neatly landscaped front garden laid with stones, established shrubs and conifers, path leading to the front door, block paved pathway leading to gated side access to the garden.

### **REAR GARDEN**

A real feature being low-maintenance and offering ample outdoor space, extending off the rear and wrapping around the side elevation, offering several areas to sit and enjoy a quiet moment, eat al-fresco or entertain. A portion of the garden is laid with artificial lawn, having a canopied seating area, hard-landscaping, patio with wooden shed, raised planting bed with established plants, shrubs and rose bushes. The garden enjoys plenty of sunshine throughout the day. There is also a personal door to the garage and to:

### **WORKSHOP**

7'5 x 7'6 (2.26m x 2.29m)

Workbenches, power, light, window.

### **GARAGE**

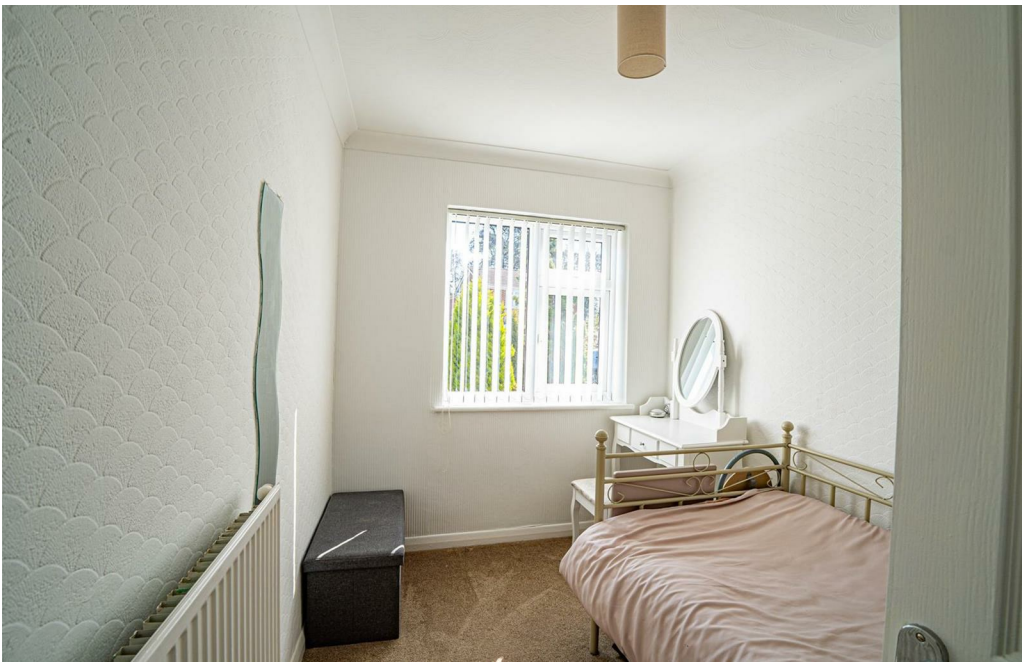
17'5 x 8'10 (5.31m x 2.69m )

Power and light, up and over door, personal door to garden.

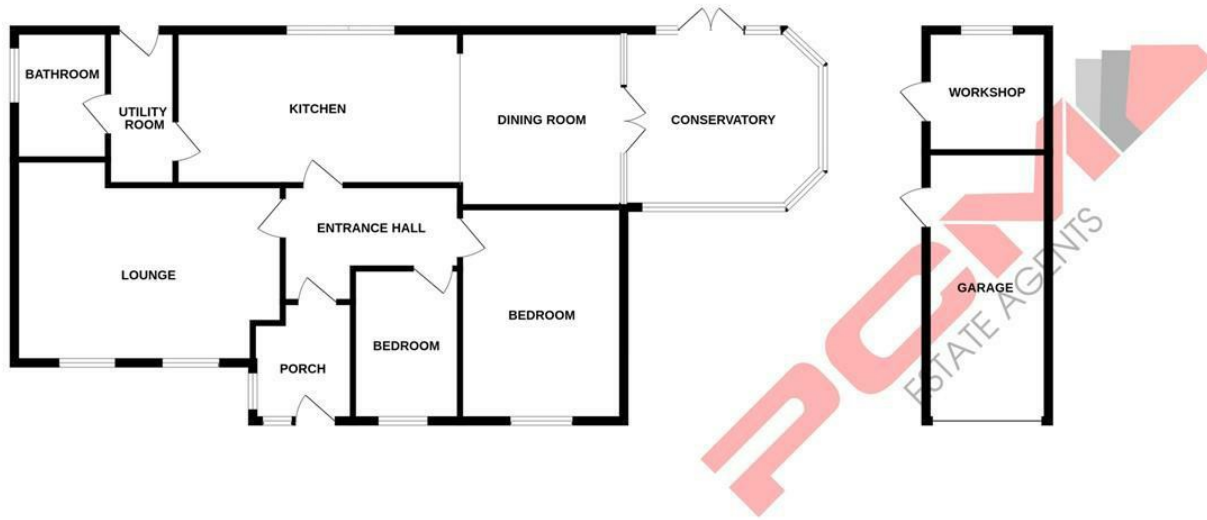
Council Tax Band: D



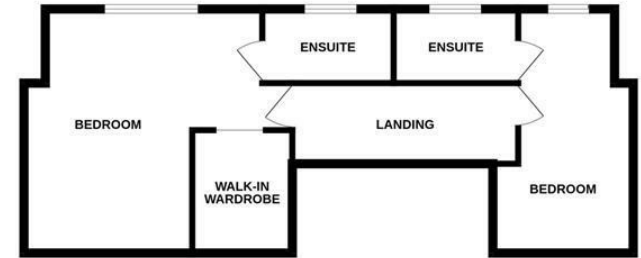




GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.