







PCM
ESTATE AGENTS

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Offers In Excess Of £350,000

PCM Estate Agents are delighted to present to the market this EXTENDED FOUR BEDROOM SEMI-DETACHED MODERN FAMILY HOME, situated within this highly sought-after cul-de-sac in St Leonards, located within easy reach of local schools, convenient bus routes leading to Hastings town centre and the Conquest Hospital.

This SPACIOUS & VERSATILE HOME benefits from gas central heating and double glazing throughout. Downstairs, the accommodation comprises an entrance hall, LARGE OPEN PLAN LOUNGE-DINER, NEWLY FITTED KITCHEN with INTEGRATED APPLIANCES, a HOMEOFFICE/ FIFTH BEDROOM and DOWNSTAIRS WC/ UTILITY ROOM. Upstairs there are FOUR WELL-PROPORTIONED BEDROOMS, a family bathroom and a NEWLY FITTED SHOWER ROOM.

Externally, the property enjoys OFF ROAD PARKING to the front for multiple vehicles, along with a well-proportioned FAMILY FRIENDLY REAR GARDEN, featuring a raised decked area and patio space, perfect for entertaining or enjoying a summer's evening.

To truly appreciate this SUPERB MODERN FAMILY HOME, please contact the owners agents now to arrange your appointment.

PRIVATE FRONT DOOR
Opening into:

ENTRANCE HALL
Frosted double glazed window to side aspect, stairs rising to the first floor landing, radiator, doors opening to:

CLOAKROOM
Dual flush low level wc, wash hand basin with storage beneath, chrome style heated towel rail, space and plumbing for washing machine and tumble dryer above, inset ceiling spotlights, frosted double glazed window to side aspect.

LOUNGE-DINER
25'9 x 11'5 narrowing to 8'3 (7.85m x 3.48m narrowing to 2.51m)
Radiator, open fireplace with tiled surround, under stairs storage cupboard, double glazed window to front aspect overlooking the front garden, dining area having ample space for table and chairs, further radiator, opening to:

KITCHEN
12'6 x 8'9 (3.81m x 2.67m)
Fitted with a range of eye and base level units, two integrated fridge freezer's, integrated dishwasher, integrated eye level electric oven with microwave above, four ring electric hob with extractor above, stainless steel sink with mixer tap, dual aspect with double glazed windows to side and rear, sliding doors opening to the rear garden.

HOME OFFICE/ BEDROOM
9'1 x 6'7 (2.77m x 2.01m)
Accessed via the dining area. LED inset ceiling spotlights, radiator, cupboard housing the wall mounted boiler, frosted double glazed door to the side aspect opening onto the driveway.

FIRST FLOOR LANDING
Wall mounted thermostat, three built in storage cupboards, access to loft via loft hatch, radiator, doors to:

BEDROOM ONE
12'5 x 9'6 (3.78m x 2.90m)
Built in wardrobe, radiator, double glazed window to front aspect.

BEDROOM TWO
9'7 x 9'3 (2.92m x 2.82m)
Built in wardrobe, radiator, double glazed window to side aspect.

BEDROOM THREE
9'4 x 6'8 (2.84m x 2.03m)
Radiator, double glazed window to rear aspect.

BEDROOM FOUR
9'4 x 5'6 (2.84m x 1.68m)
Built in wardrobe, radiator, double glazed window to front aspect.

BATHROOM
Panelled bath with mixer tap and shower attachment above, wash hand basin with double storage cupboard beneath, heated towel rail, tiled walls, frosted double glazed window to rear aspect.

SHOWER ROOM
Newly fitted walk in shower cubicle with waterfall style shower head, dual flush wc, wash hand basin with mixer tap and storage beneath, chrome style heated towel rail, extractor fan, part tiled walls, tiled flooring.

OUTSIDE - FRONT
Off road parking for multiple vehicles, access to the rear garden, good sized section of lawn with planted boundaries.

REAR GARDEN
Section of deking accessed via the kitchen with steps down to an area of artificial lawn and a patio area providing ample space for outdoor seating and entertaining, side access to the front of the property.

Council Tax Band: D

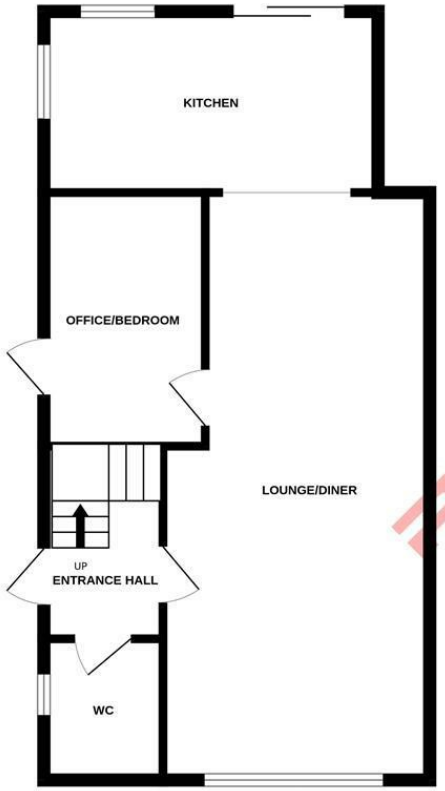




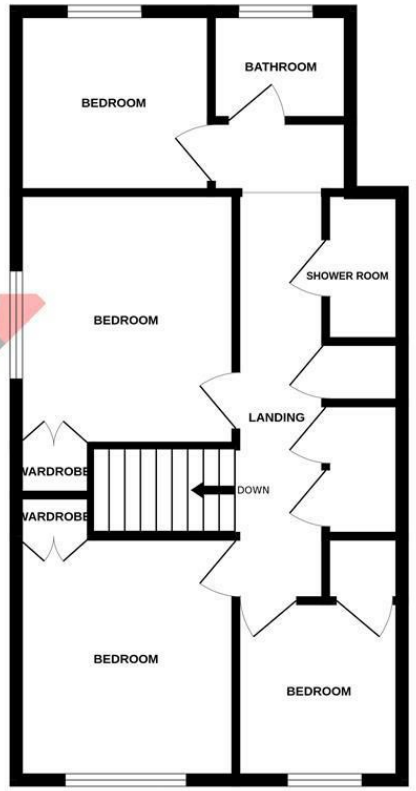




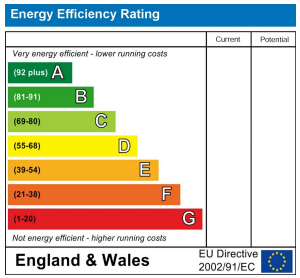
GROUND FLOOR

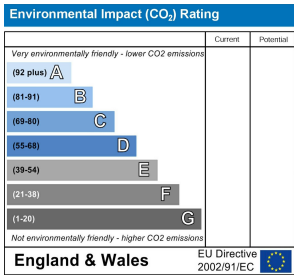


1ST FLOOR



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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