



ESTATE AGENTS

28, Boscobel Road North, St. Leonards-On-Sea, TN38 0NZ

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Price £650,000

Nestled in the charming area of St. Leonards-On-Sea, this DELIGHTFUL DETACHED FIVE BEDROOM HOUSE, with TWO SPACIOUS RECEPTION ROOMS, this property provides ample space for both relaxation and entertaining guests. There is also OFF ROAD PARKING & a GARAGE, ensuring convenience, and the property is being offered to the market CHAIN FREE.

Accommodation comprises a spacious entrance hall, convenient DOWNSTAIRS WC, an 18ft DUAL ASPECT LIVING ROOM with BOW WINDOW enjoying lovely views, separate DINING ROOM with PERIOD FIREPLACE and a kitchen. To the first floor the MASTER BEDROOM is a true highlight, featuring a PRIVATE BALCONY that boasts STUNNING VIEWS, making it an ideal spot to enjoy your morning coffee or unwind in the evening. There are a further FOUR BEDROOMS, a bathroom and a separate SHOWER ROOM, catering to the needs of a modern family.

Externally the property benefits from an elevated position, with GARAGE & OFF ROAD PARKING at the front, whilst to the rear there is a PRIVATE GARDEN with SUMMER HOUSE.

Situated in a desirable location, in the highly sought-after West St Leonards area, this home is close to local amenities including schooling, West St Leonards railway station and regular bus routes to Hastings town centre.

Please call the owners agents now to book your viewing and avoid disappointment.

EXTERNAL CANOPIED PORCH

Wooden partially glazed front door with windows either side opening to:

SPACIOUS ENTRANCE HALL

Grand staircase rising to the upper floor accommodation, high ceiling with cornicing, radiator, doors to:

DOWNSTAIRS WC

Low level wc, tiled flooring, double glazed window with obscured glass to side aspect.

LIVING ROOM

18'2 into bay x 13'5 (5.54m into bay x 4.09m)

Dual aspect with double glazed window to side, double glazed bow window to front aspect allowing for far reaching westerly views across to Bexhill and as far reaching as Eastbourne and Beachy Head, and as far reaching as the sea, high ceiling with cornicing, picture rail, double radiator, television point, period fireplace.

DINING ROOM

13'9 x 13'9 (4.19m x 4.19m)

High ceiling with cornicing, picture rail, period fireplace, dual aspect with double glazed window to side and two double glazed windows and a single door opening to rear aspect, framing views and providing access to the garden.

KITCHEN

15'5 x 9'7 (4.70m x 2.92m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and cooker hood over, inset double bowl drainer-sink unit with mixer tap, breakfast bar, under stairs storage housing the electrics, space for under counter appliances including fridge and separate freezer, space and plumbing for washing machine, tiled flooring, part tiled walls, double glazed door opening to side providing access to the rear garden, two double glazed windows to rear aspect framing views of the garden.

FIRST FLOOR LANDING

Half landing with original window having stained glass with secondary glazing to side aspect, main landing with loft hatch, doors to:

MASTER BEDROOM

14'11 x 14'5 (4.55m x 4.39m)

High ceiling, radiator, wash hand basin with tiled splashbacks, built in cupboard/ wardrobe, picture rail, double glazed window to side aspect, double glazed window and door to front aspect opening to:

BALCONY

having space for bistro style table and chairs as well as beautiful sea views and views across to Bexhill, Beachy Head and Eastbourne, the perfect spot to enjoy evening sunsets.

BEDROOM

15' x 12' (4.57m x 3.66m)

Measurement excludes door recess. Dual aspect room with double glazed window to side and rear aspects having views over the garden, double radiator, wash hand basin, built in wardrobe/ cupboard.

BEDROOM

10'6 x 9'1 (3.20m x 2.77m)

High ceiling, picture rail, radiator, wash hand basin, double glazed window to rear aspect with views onto the garden.

BEDROOM

12'7 x 8'5 (3.84m x 2.57m)

High ceiling, picture rail, radiator, built in cupboard with hanging space, shelving and immersion heater, radiator, double glazed window to front aspect taking in these lovely far reaching views of Bexhill, the sea and Beachy Head, enjoying lovely evening sunsets.

BEDROOM

9'7 x 6'4 (2.92m x 1.93m)

High ceiling, picture rail, radiator, double glazed window to front aspect having far reaching views of Bexhill, the sea and Beachy Head, enjoying lovely evening sunsets.

BATHROOM

Panelled bath with mixer tap, pedestal wash hand basin, low level wc, part tiled walls, radiator, high ceiling, picture rail, double glazed window with obscured glass to rear aspect.

SHOWER ROOM

Walk in shower, tiled walls, double glazed window with obscured glass to side aspect.

OUTSIDE - FRONT

Occupying a slightly elevated position set back from the road offering a good degree of privacy and enjoying glorious views to the sea and Beachy Head, with driveway providing off road parking, lawned area of front garden with established planted flowerbeds.

GARAGE

Up and over door.

REAR GARDEN

Accessed via the dining room or kitchen. Concrete patio/ path abutting the property and to the side return of the house with outside water tap and side access to driveway. There are a few steps up to a relatively level section of lawn with summer house and outbuilding ideal for storage. Sea views can be enjoyed from the garden also.

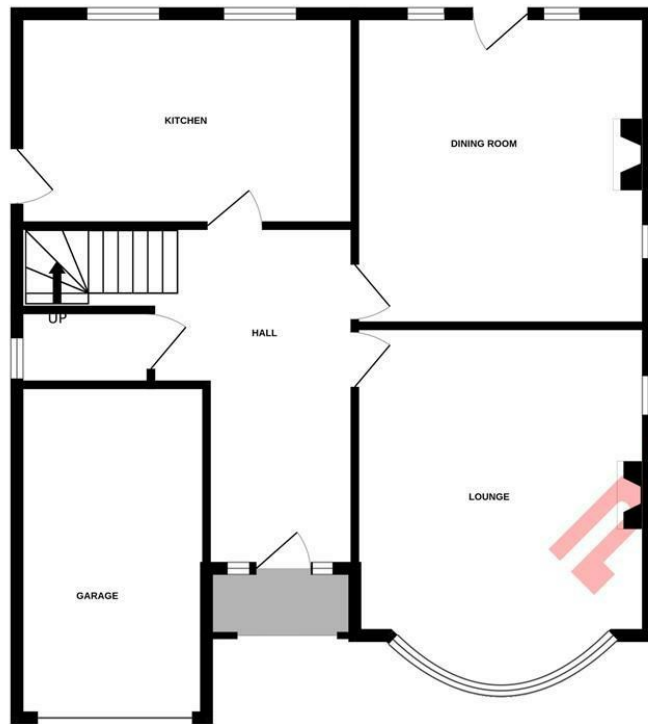
Council Tax Band: F



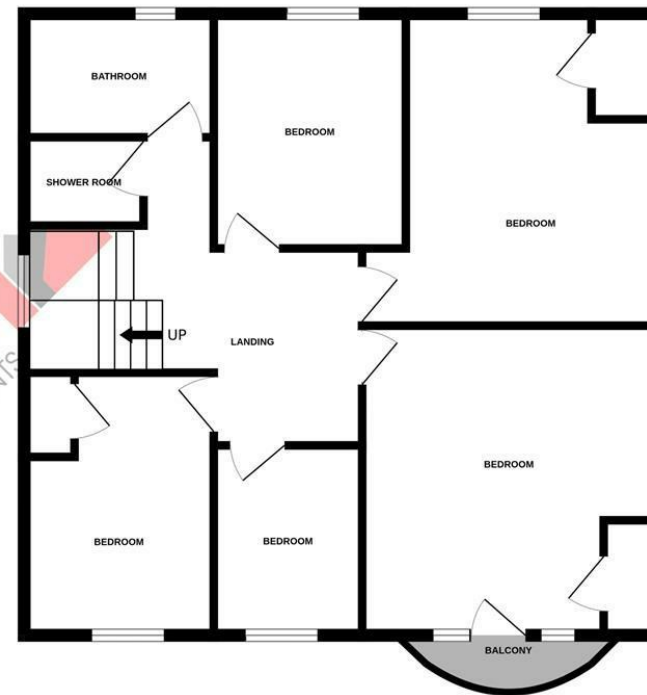




GROUND FLOOR



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	

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.