



ESTATE AGENTS

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Offers In Excess Of £450,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-presented DETACHED FOUR BEDROOM FAMILY HOME with GARAGE, tucked away in a quiet and sought-after location in St Leonards, within easy reach of popular schooling establishments and local amenities within the area, including the Conquest Hospital.

This MODERN HOME offers well-proportioned accommodation arranged over two floors with a spacious entrance hall, DOWNSTAIRS WC, DUAL ASPECT LIVING ROOM, separate DINING ROOM and a GOOD SIZED KITCHEN-BREAKFAST ROOM. Upstairs, the MASTER BEDROOM enjoys EN-SUITE FACILITIES, there are THREE FURTHER WELL-PROPORTIONED BEDROOMS and a family bathroom. The property also benefits from modern comforts including gas fired central heating, double glazing, GARAGE and OFF ROAD PARKING.

The REAR GARDEN is a real feature and family friendly with a patio and areas of lawn, ideal for families with children or for the garden enthusiast. The property also enjoys LOVELY VIEWS extending over the town and including views of the sea from the front facing first floor accommodation.

Viewing comes highly recommended to fully appreciate the convenient position and quality of accommodation on offer. Please call the owners agents now to book your appointment.

UPVC DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Spacious with wood effect LVT flooring, coving to ceiling, dado rail, under stairs storage cupboard.

DOWNSTAIRS WC

Dual flush low level wc, pedestal wash hand basin with chrome mixer tap, radiator, down lights, coving to ceiling, part tiled walls and wood effect LVT flooring.

DUAL ASPECT LIVING ROOM

24'9 into bay x 12'4 (7.54m into bay x 3.76m)

Double glazed window to front and double glazed windows and French doors to rear framing views and allowing access to the garden, coving to ceiling, two ceiling lights, two radiators, fireplace with stone hearth, wooden mantle and fire surround.

DINING ROOM

10'1 x 9' (3.07m x 2.74m)

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

KITCHEN-BREAKFAST ROOM

16'5 x 10' (5.00m x 3.05m)

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 one & ½ bowl drainer-sink unit with mixer tap, space for American style fridge freezer, space and plumbing for washing machine, integrated dishwasher, tiled flooring, part tiled walls, ample space for dining table, double radiator, down lights, ceiling and pendant lighting, double glazed window to rear aspect with views onto the garden.

HALF-LANDING

Double glazed window to rear aspect with views onto the garden, further stairs rising to:

FIRST FLOOR LANDING

Coving to ceiling, loft hatch, airing cupboard housing a Megaflo system, doors leading to:

MASTER BEDROOM

27' narrowing to 12'1 x 10'2 max (8.23m narrowing to 3.68m x 3.10m max)

Built in wardrobes with mirrored sliding doors, radiator, coving to ceiling, ceiling light with fan, double glazed window to front aspect having lovely views over St Leonards and Hasting to the castle and the sea, door to:

EN SUITE

Corner walk in shower enclosure with rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed

wash hand basin with chrome mixer tap, heated towel rail, wood effect LVT flooring, partially aquaborded walls, coving to ceiling, down lights, double glazed window with pattern glass to front aspect.

BEDROOM

12'2 x 8'6 (3.71m x 2.59m)

Measurement excludes door recess. Coving to ceiling, radiator, double glazed window to rear aspect framing views of the garden.

BEDROOM

10'4 x 9'1 (3.15m x 2.77m)

Coving to ceiling, radiator, double glazed window to front aspect having lovely views over St Leonards and Hasting to the castle and the sea.

BEDROOM

12'4 narrowing to 9'4 x 10'7 max (3.76m narrowing to 2.84m x 3.23m max)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, part tiled walls, radiator, wood effect LVT flooring, coving to ceiling, down lights, shaver point, extractor for ventilation.

REAR GARDEN

Good size and family friendly, laid to lawn with patio area, established planting areas having mature shrubs and plants, side access, shed, outside water tap, fenced boundaries, personal door into garage.

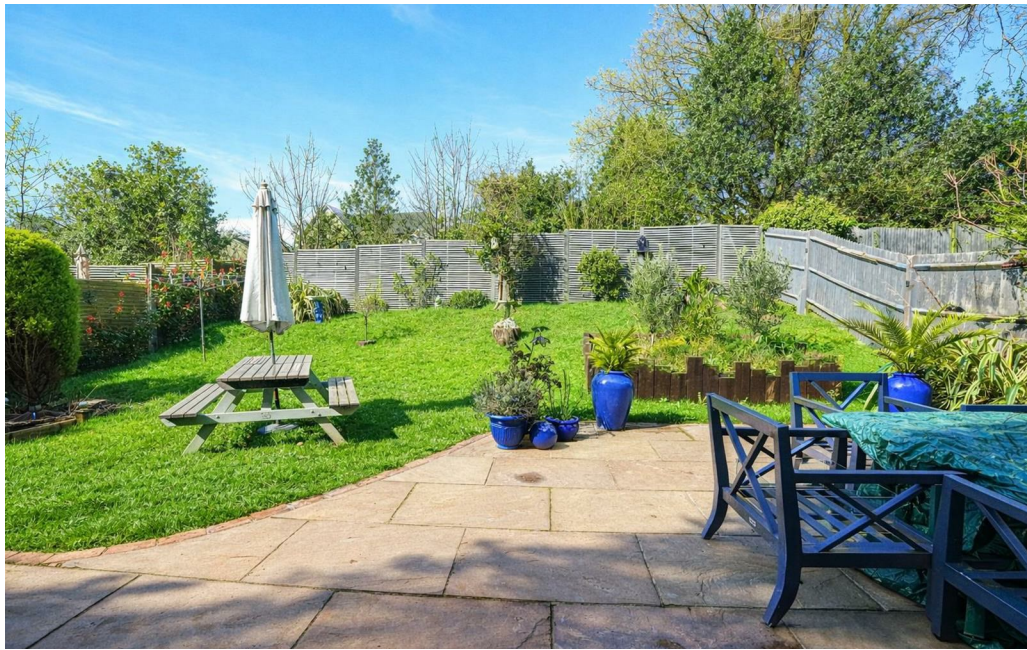
OUTSIDE - FRONT

Driveway providing off road parking and access to the garage, pathway to front door, hedged borders and palm tree.

GARAGE

Up and over door, personal door to garden, power and light.

Council Tax Band: E







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.