



**38, Beauharrow Road, St. Leonards-On-Sea, TN37 7BL**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
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**Price £435,000**

This THREE DOUBLE BEDROOM, TWO BATHROOM DETACHED FAMILY home is set on a highly sought-after residential road and is presented in excellent order throughout. Improved by the current owners, the property offers generous, well-balanced accommodation, including a MASTER BEDROOM with EN-SUITE shower room and a stylish FULLY FITTED KITCHEN/DINER with a range of INTEGRATED APPLIANCES, composite work surfaces, and BI-FOLD doors opening onto the rear garden.

The DUAL ASPECT LIVING ROOM provides a welcoming space to relax, featuring a fitted WOOD BURNING STOVE and double doors leading out to the GOOD-SIZED, well ENCLOSED REAR GARDEN.

Screened from the road by tall hedging, the property enjoys a lovely sense of PRIVACY, with a lawned front garden and gravel driveway providing OFF ROAD PARKING and access to a 22ft INTEGRAL GARAGE with electric remote opening door.

Located on an unadopted no-through road on the outskirts of St Leonards-on-Sea, the property is conveniently positioned for local amenities, with excellent road links to Bexhill via the Link Road, as well as easy access to the market town of Battle and Hastings town centre both of which offers mainline rail stations, along with a wide range of shopping, sporting and recreational facilities.

#### **COMPOSITE FRONT DOOR**

With double glazed window to side leading to:

#### **ENTRANCE HALL**

Good size with tiled flooring, vertical radiator, under stairs storage cupboard, part glazed door to:

#### **LOUNGE**

18'3 x 10'10 (5.56m x 3.30m)

Inset multi-fuel woodburning stove, two feature vertical radiators, double glazed window to front aspect, double glazed double doors opening to the rear aspect.

#### **KITCHEN-DINING ROOM**

17'2 x 11'7 narrowing to 8'8 (5.23m x 3.53m narrowing to 2.64m)

Fitted with a matching range of wall and base level units with composite worksurfaces and upstands, copper effect splashbacks, inset one & ½ bowl sink unit with mixer tap, range of appliances including five burner gas hob with cooker hood over and glass backdrop, built in double oven, integrated fridge, freezer and dishwasher, vertical radiator. Additional lobby/ cloaks area with two under stairs storage cupboards, This double aspect room has a double glazed window to the front and double glazed bi-fold doors opening to the rear aspect.

#### **FIRST FLOOR LANDING**

Two double glazed windows to front aspect.

#### **MASTER BEDROOM**

13'8 x 10'7 plus entrance (4.17m x 3.23m plus entrance )

Radiator, double glazed window to rear aspect, door to:

#### **EN-SUITE**

Comprising a corner shower cubicle with sliding glass doors, fitted shower unit with rainfall style shower head, vanity unit, wc, part tiled walls, tiled flooring, heated towel rail, double glazed window to front aspect.

#### **BEDROOM**

10'9 x 8'5 (3.28m x 2.57m)

Radiator, access to eaves storage, double glazed window to rear aspect.

#### **BEDROOM**

11'8 x 7'3 (3.56m x 2.21m)

Access to eaves storage, loft hatch, radiator, double glazed window to rear aspect.

#### **SHOWER ROOM**

Comprising a tiled shower cubicle with fitted seating, wall mounted shower unit, low level wc, corner wash basin, wall mounted cabinet, tiled walls, tiled flooring, heated towel rail, double glazed window to front aspect.

#### **OUTSIDE- FRONT**

Principally laid to lawn with border to side, large hedge providing screening, shingle driveway leading to:

#### **GARAGE**

22'2 x 10'9 (6.76m x 3.28m)

Remote control electric operated roller door, light and power, plumbing for washing machine, wall mounted gas fired combination boiler, double glazed window and door to rear aspect.

#### **REAR GARDEN**

The property sits in a good sized plot with the rear garden having an extensive area of decking leading to lawn, enclosed by a variety of mature trees, shrubs, bushes and fencing. Additional area laid with chip bark, garden shed and side access. The rear garden is well enclosed and enjoys a good degree of privacy.

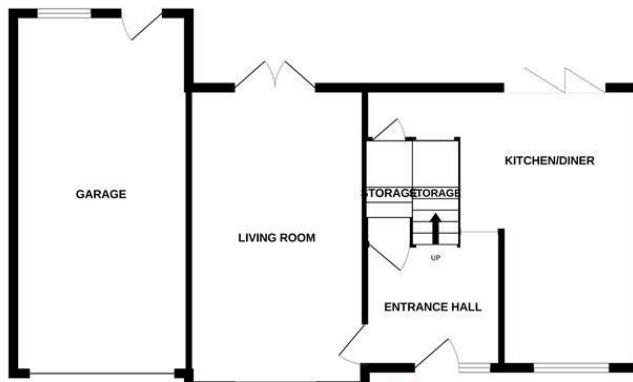
#### **AGENTS NOTE**

Under the Estate Agents Act 1979 we hereby advise that one of the sellers of this property is employed by PCM Estate Agents.

Council Tax Band: C



### GROUND FLOOR



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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 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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.