



ESTATE AGENTS

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Guide Price £450,000

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

PCM Estate Agents welcome to the market an exciting opportunity to acquire this MODERN DETACHED FOUR BEDROOM FAMILY HOME, conveniently positioned on this sought-after development within St Leonards, close to popular schooling establishments and nearby local amenities. There is a driveway providing OFF ROAD PARKING, a GARAGE and a LOVELY GARDEN with GARDEN STUDIO ROOM that is currently utilised as a gym space, but could be a home office or summer house.

Accommodation is arranged over two floors comprising an entrance hall, lounge, separate DINING ROOM, KITCHEN-BREAKFAST ROOM, UTILITY and a DOWNSTAIRS WC. To the first floor there is a MASTER BEDROOM with EN-SUITE, THREE FURTHER BEDROOMS and a family bathroom. The property also offers gas fired central heating and double glazing.

The REAR GARDEN is relatively low-maintenance and sympathetically terraced, arranged over two floors with ample outdoor space to eat al-fresco and entertain. The garden offers ample space for families with children in addition to a GARDEN STUDIO room.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Spacious and welcoming with tiled flooring, radiator, stairs rising to upper floor accommodation, wall mounted thermostat control for gas fired central heating, large cupboard, doors to:

DOWNSTAIRS WC

Continuation of the tiled flooring, radiator, dual flush low level wc, wall mounted wash hand basin with tiled splashbacks, obscured glass window to front aspect for privacy.

LOUNGE

16'4 x 11'3 (4.98m x 3.43m)

Two radiators, fireplace, television point, coving to ceiling, double glazed window to front aspect, partially glazed wooden French doors opening inwards and providing access to:

DINING ROOM

10'9 x 9'6 (3.28m x 2.90m)

Radiator, coving to ceiling, double glazed sliding patio doors to rear aspect having views and access onto the garden, door to:

KITCHEN-BREAKFAST ROOM

13'6 x 14'4 narrowing to 12'2 (4.11m x 4.37m narrowing to 3.71m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, gas hob with extractor over, waist level oven and grill, space for American style fridge freezer, inset resin one & ½ bowl drainer-sink unit with mixer tap, part tiled walls, ample space for breakfast table, tiled flooring, under stairs storage cupboard, door to utility space, down lights, double glazed window and door to rear aspect with views and access onto the garden.

UTILITY

6'9 x 6'2 (2.06m x 1.88m)

Continuation of the tiled flooring, wall mounted boiler, extractor fan for ventilation, range of eye and base level cupboards, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, part tiled walls, consumer unit for the electrics, double glazed window to side aspect.

GALLERIED STYLE LANDING

Coving to ceiling, loft hatch, radiator, airing cupboard with Megaflo pressurised hot water tank, doors to:

MASTER BEDROOM

11'6 x 11'5 (3.51m x 3.48m)

Double wardrobe, radiator, double glazed window to front aspect, door to:

EN-SUITE

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, heated towel rail, walk-in shower with rain style shower head and hand-held shower attachment, tiled flooring, part tiled walls, down lights, double glazed window with obscured glass to side aspect.

BEDROOM

10'5 narrowing to 9'5 x 10'2 (3.18m narrowing to 2.87m x 3.10m)

Radiator, built in double wardrobe, two double glazed windows to front aspect.

BEDROOM

10'5 x 9'3 narrowing to 7'4 (3.18m x 2.82m narrowing to 2.24m)

Radiator, double glazed window to rear aspect with views onto the garden, with far reaching views over rooftops and views to the sea.

BEDROOM

10'5 x 6'3 (3.18m x 1.91m)

Radiator, double glazed window to rear aspect with views onto the garden and far reaching views over St Leonards and to the sea.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, dual flush low level wc, pedestal wash hand basin with mixer tap, shaver point, extractor for ventilation, part tiled walls, heated towel rail.

REAR GARDEN

Stone patio abutting the property, providing ample outdoor space for patio furniture to eat al-fresco and entertain, area of lawn, personal door to garage, steps down to a further section of garden laid mainly with a decked patio and a children's play slide connecting the upper and lower section of garden, as well as children's play apparatus, outside water tap, access down the side elevation to the front, further access at the bottom of the garden to:

STUDIO ROOM

12'7 x 10'8 (3.84m x 3.25m)

Down lights, double glazed sliding patio door, insulated and currently arranged as a home gym but could be used as a garden room/ garden bar.

GARAGE

18'2 x 10' (5.54m x 3.05m)

Up and over door, power and lighting.

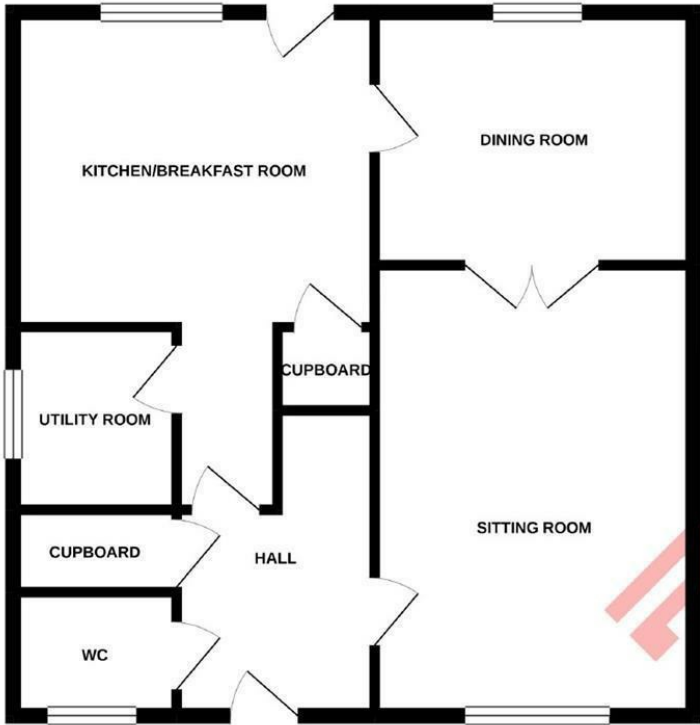
Council Tax Band: E



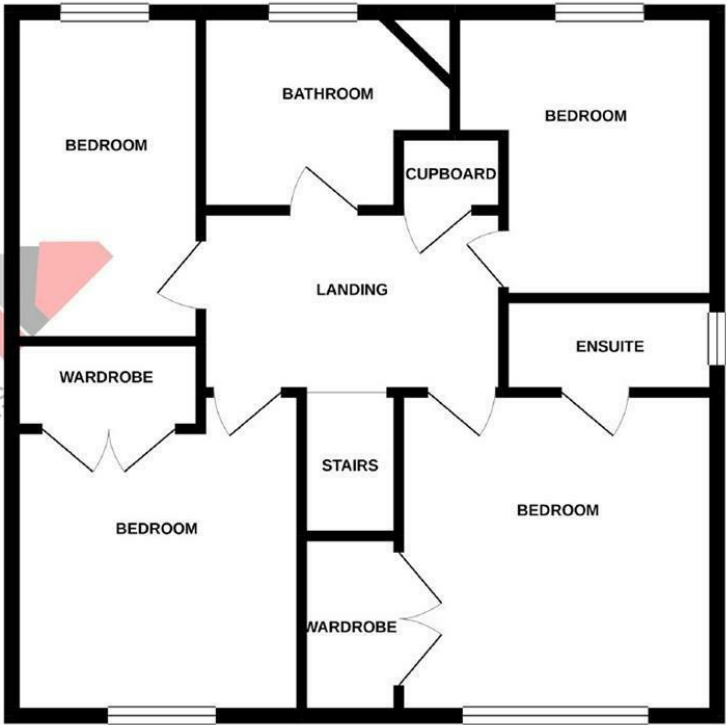




GROUND FLOOR



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		83
(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.