



ESTATE AGENTS

**8, Monarch Gardens, St. Leonards-On-Sea, TN37 7EW**

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**Offers In Excess Of £315,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this VERSATILE DETACHED THREE/ FOUR BEDROOMED FAMILY HOME tucked away in a quiet cul-de-sac location within St Leonards. The property is within easy reach of popular schooling establishments and local amenities, considered ideal for families.

Inside the property has accommodation over two floors comprising an entrance hall, DOWNSTAIRS WC, an IMPRESSIVE TRIPLE ASPECT OPEN PLAN LOUNGE-DINING ROOM-KITCHEN, a second reception room which was formerly the integral garage and could be utilised as an occasional fourth bedroom/ crafts room/ play room or a formal dining room. Upstairs, the landing provides access onto a MASTER BEDROOM with lovely EN SUITE SHOWER ROOM in addition to TWO FURTHER BEDROOMS and a family bathroom with shower over bath. The property has a DOUBLE DRIVEWAY providing OFF ROAD PARKING for two vehicles side-by-side and a PLEASANT LANDSCAPED GARDEN backing onto an area of woodland. Further benefits including gas fired central heating and double glazing.

If you are seeking a DETACHED VERSTAILE FAMILY HOME please contact the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opebning onto;

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, inset down lights, wood laminate flooring, telephone point, doorway opening onto;

#### **IMPRESSIVE OPEN PLAN LOUNGE-DINING ROOM-KITCHEN**

24'3 max narrowing to 11'9 x 14'8 narrowing to 8'8 (7.39m max narrowing to 3.58m x 4.47m narrowing to 2.64m)

The kitchen area is well equipped and fitted with a range of matching eye and base level cupboards and drawers fitted with soft close hinges and having solid wood worktops over, combination of tiled and Perspex splashback, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, integrated washing machine, integrated tall fridge freezer, tiled walls, breakfast bar seating area, combination of down lights and feature pendant lighting, double glazed window to front aspect. The kitchen opens up onto the open plan lounge-dining area with wood laminate flooring, coving to ceiling, down lights double radiator, further single radiator, under stairs storage cupboard, television point, double glazed window to side aspect, double glazed sliding patio doors providing access onto;

#### **SUN TERRACE**

Decked flooring, wooden balustrade, ample space for bistro style table and chairs, steps descending to the main section of garden. Pleasant views can be enjoyed over the garden and out to a small area of woodland to the rear of the property.

#### **RECEPTION ROOM TWO**

16'3 x 8'6 (4.95m x 2.59m)

Originally the integral garage but has been converted into an additional reception room. This room could also be utilised as an occasional fourth bedroom, dining room or playroom. Down lights, wood laminate flooring, double radiator, double glazed window to side aspect, double glazed sliding patio doors to;

#### **ADDITIONAL SUN TERRACE**

Decked patio allowing ample space for bistro style table and chairs, wooden balustrade and steps down to the main section of garden.

#### **DOWNSTAIRS WC**

Dual flush low level wc, wash hand basin with mixer tap and tiled splashback, inset down lights, extractor for ventilation.

#### **FIRST FLOOR LANDING**

Double glazed pattern glass window to side aspect, door to;

#### **BEDROOM ONE**

11'8 max x 10'9 (3.56m max x 3.28m)

Coving to ceilings, radiator, television point and double glazed window to front aspect, door to;

#### **EN SUITE SHOWER ROOM**

Good sized corner walk in shower enclosure with chrome shower fitting, waterfall style shower head and further hand-held shower attachment, dual flush low level wc, pedestal wash hand basin with mixer tap, part tiled walls, tiled flooring, down lights, extractor for ventilation, double glazed pattern glass window to front aspect.

#### **BEDROOM TWO**

8'9 x 8'2 (2.67m x 2.49m)

Radiator, double glazed window to rear aspect with views over the landscaped garden and to an area of woodland at the rear of the property.

#### **BEDROOM THREE**

9'3 x 6'8 (2.82m x 2.03m)

Radiator, wood laminate flooring and double glazed window to the rear aspect with views over the landscaped garden and to an area of woodland at the rear of the property.

#### **BATHROOM**

P shaped panelled bath with mixer tap and shower over bath, dual flush low level wc, wall mounted wash hand basin with mixer tap, chrome ladder style heated towel rail, down lights, extractor for ventilation, tiled walls, tiled flooring and a double glazed pattern glass window to side aspect.

#### **OUTSIDE - FRONT**

Driveway providing off road parking for two vehicles side by side, small section of lawn, gated side access to the garden.

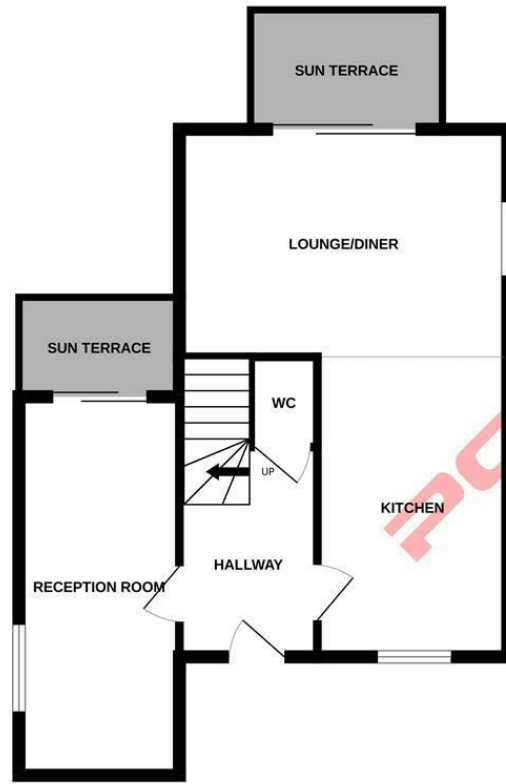
#### **LANDSCAPED GARDEN**

Enclosed fenced boundaries, backing onto a small area of woodland offering a pleasant and tranquil setting, sections of lawn and decked patio, feature seating/ entertainment area, wooden shed, stone patio, power points located to the side and gated access to front. Enjoying a pleasant and sunny outlook.

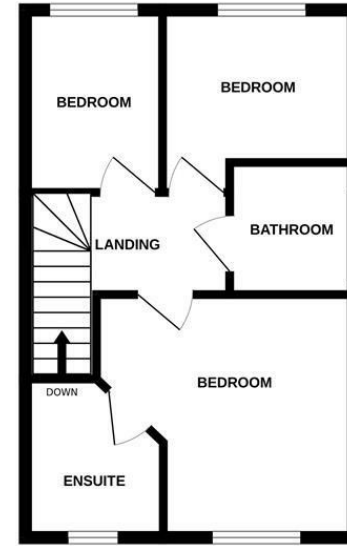
Council Tax Band: D



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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	85
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		