



ESTATE AGENTS

**6, Glyndebourne Gardens, St. Leonards-On-Sea, TN37 7SD**

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**Price £437,500**

PCM Estate Agents proudly introduce to the market a beautifully MODERN, DETACHED FOUR BEDROOM FAMILY HOME, nestled in a peaceful cul-de-sac within the highly sought-after Little Ridge area of St. Leonards. Perfectly positioned near popular schools and a wealth of local amenities, this home offers an idyllic blend of modern comfort and convenience

As you step inside, a spacious entrance hall welcomes you, offering access to a convenient DOWNSTAIRS WC. The ground floor unfolds into a GENEROUS LIVING ROOM, a formal separate DINING ROOM, a kitchen and a LARGE CONSERVATORY. Flooded with natural light, this home is perfect for both family living and entertaining.

Upstairs, the landing leads to a MASTER BEDROOM complete with an EN-SUITE shower room, alongside THREE FURTHER GENEROUSLY PROPORTIONED BEDROOMS and a family bathroom, all set off the landing. The home benefits from gas-fired central heating, double glazing, a GARAGE, AMPLE OFF ROAD PARKING for multiple vehicles, along with a dedicated EV CHARGING POINT

The REAR GARDEN offering a high level of privacy, extending to the rear and wrapping around the side, it is BEAUTIFULLY LANDSCAPED with mature shrubs and trees, providing several inviting spaces for al fresco dining and relaxation, complete with a CHARMING SUMMER HOUSE.

Viewing is essential to truly appreciate all this exceptional home has to offer, contact PCM Estate Agents today to arrange your private viewing.

#### **DOUBLE GLAZED DOOR**

located on  
Located on the side providing access to:

#### **ENTRANCE HALL**

Tile effect laminate flooring, stairs rising to upper floor accommodation, doors to:

#### **DOWNSTAIRS WC**

Low level wc, wall mounted wash hand basin with chrome mixer tap and tiled splashback, tile effect laminate flooring, radiator, double glazed window.

#### **LIVING ROOM**

18' into bay narrowing to 14'6 x 17'3 max (5.49m into bay narrowing to 4.42m x 5.26m max)  
Double glazed bay window and further double glazed window to front aspect, two radiators, wood laminate flooring, television point, coving to ceiling, wall mounted thermostat control for gas fired central heating, wooden partially glazed double opening doors to:

#### **DINING ROOM**

12'2 x 10'3 (3.71m x 3.12m)  
Continuation of the wood laminate flooring, coving to ceiling, radiator, serving hatch through to kitchen, double glazed sliding patio door to rear aspect leading to the conservatory.

#### **KITCHEN**

10'4 x 8'7 (3.15m x 2.62m)  
Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, cupboard concealed wall mounted boiler, inset drainer-sink with mixer tap, space and plumbing for washing machine and dishwasher, induction hob with fitted cooker hood over and oven below, space for under counter fridge and separate freezer, serving hatch through to dining room, tile effect laminate flooring, double glazed door and window to rear aspect with access and views onto:

#### **CONSERVATORY**

17'7 x 9'9 (5.36m x 2.97m)  
Part brick construction with double glazed windows to both side aspects and to rear aspect, double glazed French doors opening onto the garden, wood laminate flooring, double radiator, polycarbonate roof, wall lighting and power point.

#### **FIRST FLOOR LANDING**

Loft hatch, doors to:

#### **BEDROOM**

14'6 into bay x 11'8 (4.42m into bay x 3.56m )  
Coving to ceiling, fitted wardrobes with mirrored sliding doors, radiator, double glazed bay window to front aspect, archway through to:

#### **EN-SUITE**

Vanity enclosed wash hand basin with mixer tap, walk-in shower, radiator, part tiled walls, tiled flooring, pattern glass window to side aspect.

#### **BEDROOM**

12'1 x 10'3 (3.68m x 3.12m)  
Built in storage over the stairs, radiator, double glazed window to rear aspect with views onto the garden.

#### **BEDROOM**

9'3 x 6'7 (2.82m x 2.01m)  
Radiator, double glazed window to rear aspect with lovely views onto the garden.

#### **BEDROOM**

10'4 x 8'8 (3.15m x 2.64m )  
Wood laminate flooring, radiator, double glazed window to front aspect.

#### **SHOWER ROOM**

Large corner shower, dual flush low level wc, vanity enclosed wash hand basin, tiled walls, tiled flooring, heated towel rail, double glazed pattern glass window to side aspect.

#### **OUTSIDE - FRONT**

Tucked away in a quiet position on this cul-de-sac in Little Ridge, with driveway providing off road parking.

#### **DETACHED GARAGE**

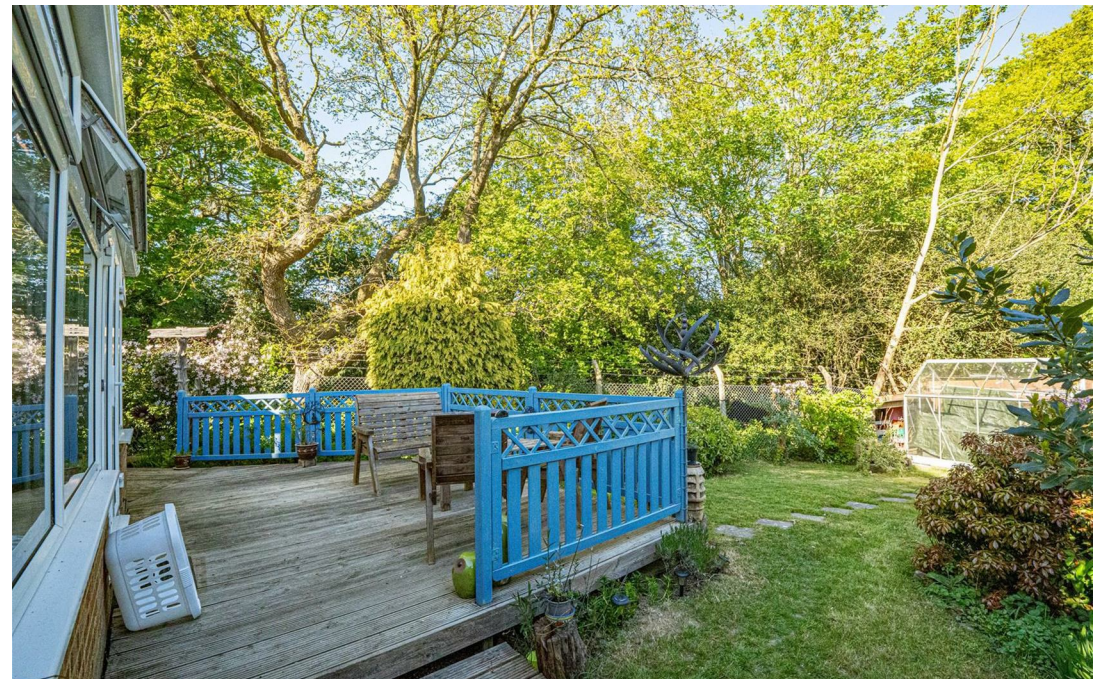
Up and over door, personal double glazed door providing access to the wrap around garden.

#### **WRAP AROUND GARDEN**

Extending off the rear and side elevations, private and secluded, laid to lawn with various patio seating areas. The garden is established with a variety of mature plants and shrubs. There is a greenhouse and a summer house, a decked patio abutting the property, providing ample outdoor space to eat al-fresco and entertain. There are raised planting beds, perfect for a vegetable/ kitchen garden, and also personal door providing access to the garage. The garden is incredibly private and family friendly.

#### **SUMMER HOUSE**

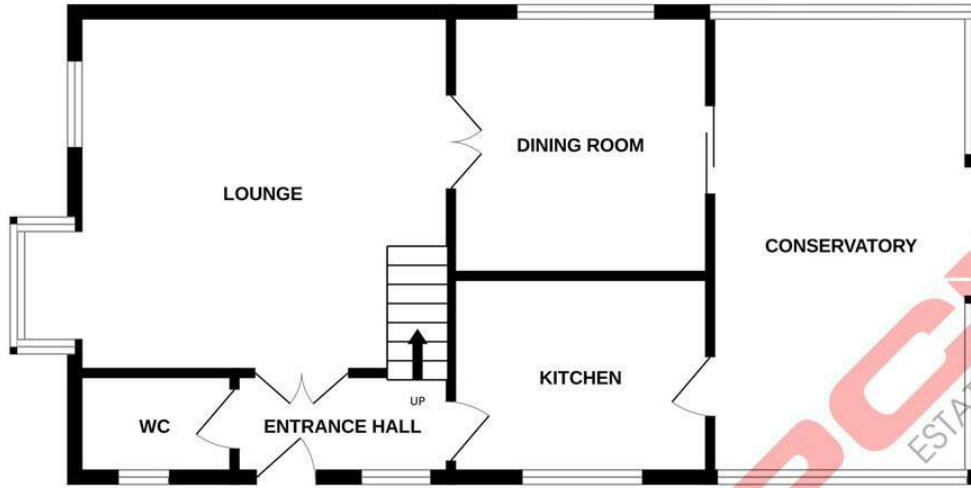
12' x 9'2 (3.66m x 2.79m )  
Power, double opening doors and windows, currently housing an inflatable hot tub, which could be incorporated in the sale.



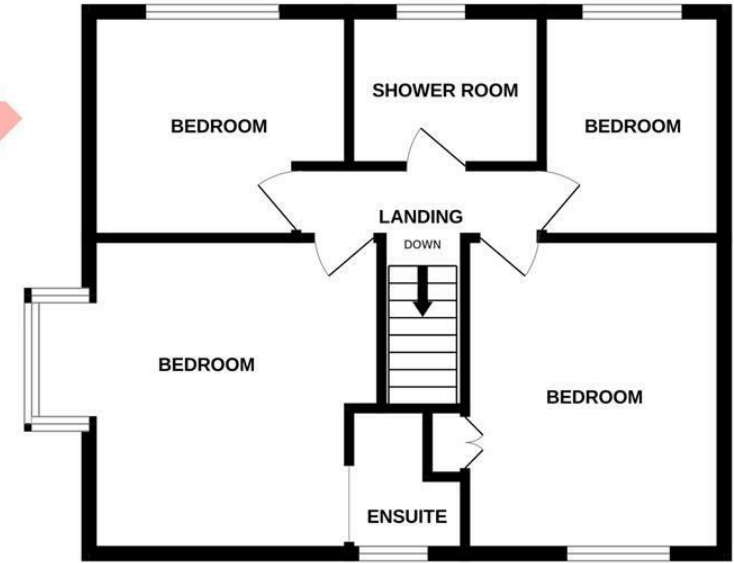




GROUND FLOOR



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) <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		
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		
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.