



64, Harbour Way, St. Leonards-On-Sea, TN38 8EU

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Price £599,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this MODERN ATTRACTIVE FOUR/FIVE BEDROOM DETACHED DOUBLE FRONTED HOUSE with LARGE REAR GARDEN backing onto woodland, DRIVEWAY providing off road parking for multiple vehicles and a DOUBLE GARAGE.

Inside the property offers exceptionally well proportioned and well presented family accommodation arranged over two floors comprising spacious entrance hall, CLOAKROOM, DUAL ASPECT LIVING ROOM with double doors out to the garden, separate dining room, MODERN KITCHEN/BREAKFAST ROOM with separate utility room, SNUG/STUDY/OPTIONAL FIFTH BEDROOM. The upstairs accommodation comprises a galleried landing providing access to FOUR DOUBLE BEDROOMS, three of which have built in wardrobes, the master bedroom featuring a DRESSING ROOM and EN SUITE BATHROOM, in addition to a main family bathroom.

The property enjoys modern comforts including gas fired central heating and double glazing and is approached via a good sized driveway providing OFF ROAD PARKING for multiple vehicles, the aforementioned DOUBLE GARAGE with twin up and over doors and personal door to garden and the large established private and secluded FAMILY FRIENDLY GARDEN backing onto woodland.

This home is conveniently positioned in this QUIET CUL-DE-SAC with easy reach of amenities close by including Bannatynes Gym, a number of local popular schooling establishments and access roads leading to nearby Battle, Hastings and Bexhill.

The property must be viewed to fully appreciate the convenient position and the quality of the accommodation on offer. Call the owners agents now to book your appointment to view.

DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Staircase rising to upper floor accommodation, under stairs storage cupboard, radiator, telephone point, wall mounted security alarm pad, Karndean flooring, thermostat control for central heating.

CLOAKROOM

Pedestal wash hand basin, low level wc, radiator, double glazed window to window side aspect.

DUAL ASPECT LIVING ROOM

22'6 x 11'7 (6.86m x 3.53m)

Continuation of the Karndean flooring, coved ceiling, three radiators, television point, fireplace with electric fire, double glazed window to front aspect, double glazed sliding patio doors providing access and outlook to garden.

DINING ROOM

11'5 x 10' (3.48m x 3.05m)

Coved ceiling, radiator, double glazed window to rear aspect.

FIFTH BEDROOM/SNUG

12'7 x 6'8 (3.84m x 2.03m)

Coved ceiling, radiator, double glazed window to front aspect.

KITCHEN/BREAKFAST ROOM

16' narrowing to 9' x 12'8 narrowing to 7'1 (4.88m narrowing to 2.74m x 3.86m narrowing to 2.16)

Dual aspect with double glazed window to side and double glazed window to rear with views over the garden, ample space for dining/breakfast table, wood effect flooring, part tiled walls. Kitchen itself is fitting with a range of eye and base level cupboards and drawers with complimentary work surfaces over, four ring gas hob with waist level oven and separate grill, inset resin 1 1/2 bowl drainer sink with mixer tap, space and plumbing for dishwasher, space for tall fridge/freezer, radiator. Archway through to:

UTILITY ROOM

7'6 x 5'3 (2.29m x 1.60m)

Wall mounted consumer unit for electrics, wall mounted boiler, part tiled walls, wood flooring, radiator, double glazed door providing access to the garden, matching eye and base level cupboards and drawers with work surfaces, inset drainer sink, space and plumbing for washing machine, space for further under counter appliance.

GALLERIED LANDING

Hatch providing access to loft space, radiator, airing cupboard.

BEDROOM ONE

16'2 x 12'2 (4.93m x 3.71m)

Radiator, double glazed window to front aspect. Door to:

DRESSING ROOM

6'5 x 5'6 (1.96m x 1.68m)

Built in wardrobes, space for dressing table, double glazed window to rear aspect with views over the garden.

EN SUITE BATHROOM

8'2 x 7'2 (2.49m x 2.18m)

Corner bath, low level wc, pedestal wash hand basin, part tiled walls, wood vinyl flooring, radiator, extractor fan, double glazed patterned glass window to rear aspect.

BEDROOM TWO

12'7 x 12'3 (3.84m x 3.73m)

Built in wardrobe, radiator, double glazed window to rear aspect with views over the garden.

BEDROOM THREE

12'1 x 10'3 (3.68m x 3.12m)

Built in wardrobe, radiator, double glazed window to front aspect.

BEDROOM FOUR

10'4 x 8'3 (3.15m x 2.51m)

Radiator, double glazed window to front aspect.

FAMILY BATHROOM

Panelled bath, low level wc, pedestal wash hand basin, bidet, part tiled walls, wood effect vinyl flooring, extractor fan, separate walk-in shower enclosure with fitted shower unit, double glazed patterned glass window to rear aspect.

FRONT GARDEN

Pathway to front door, lawn to either side, hedged boundaries allowing for privacy and seclusion from the road, driveway providing off road parking for multiple vehicles leading to:

DOUBLE GARAGE

17'2 x 15'7 (5.23m x 4.75m)

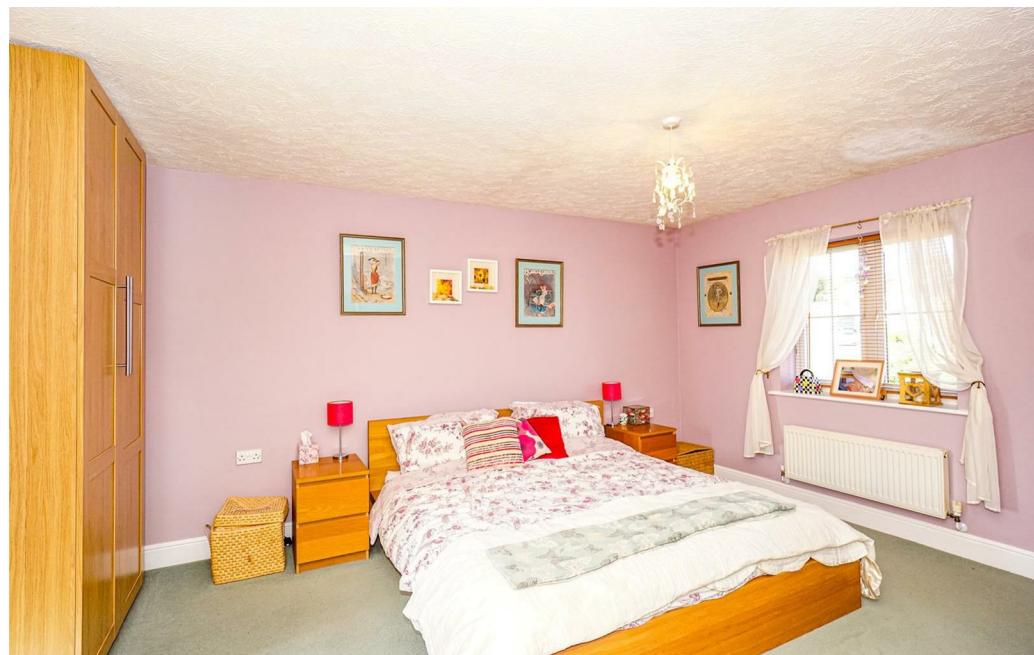
Power and light, twin up and over doors, double glazed personal door to garden, apex roof allowing for additional storage in the rafters.

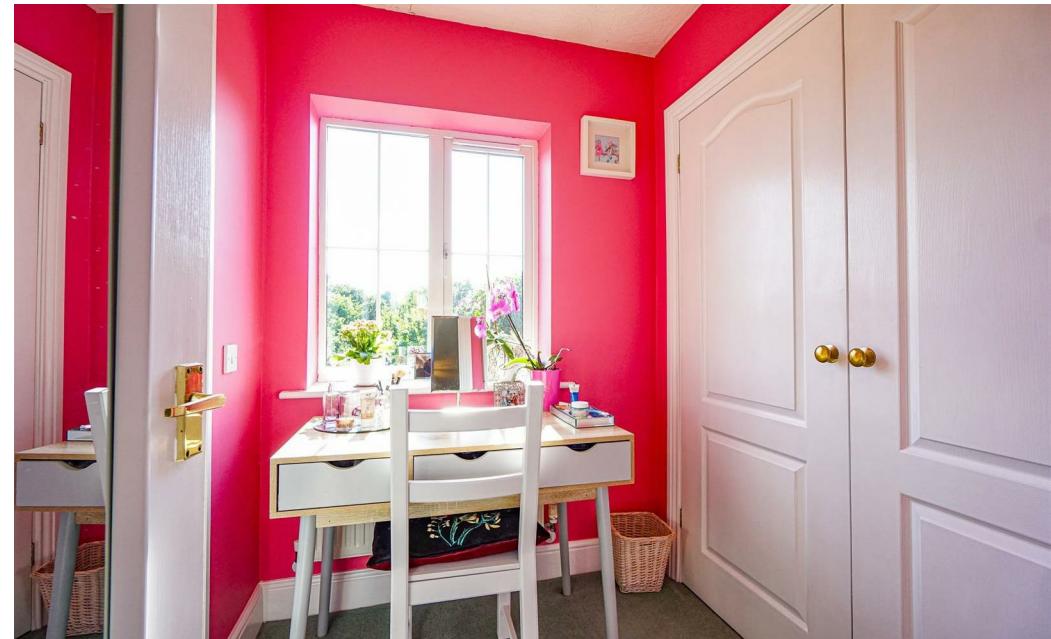
REAR GARDEN

South-westerly aspect enjoying plenty of sunshine, sympathetically terraced and established with a variety of colourful flowers, shrubs and plants. Backing onto an area of woodland with gated access to the woodland walks. The garden offers a serene and tranquil outside setting to sit out in and enjoy. The main section of garden can be accessed via the living room and utility leading to a large patio considered ideal for entertaining, there are a few steps down to a level section of lawn with a path leading to the back of the double garage with a personal door into garage. From here the garden descends to further area of lawn with established planted borders and beds with the aforementioned gated access to the woods. There is also gated side access to the front driveway.

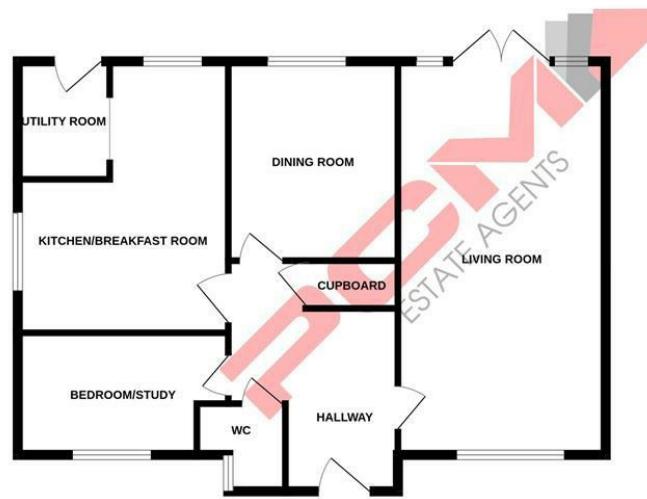
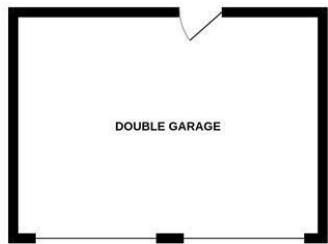
Council Tax Band: F



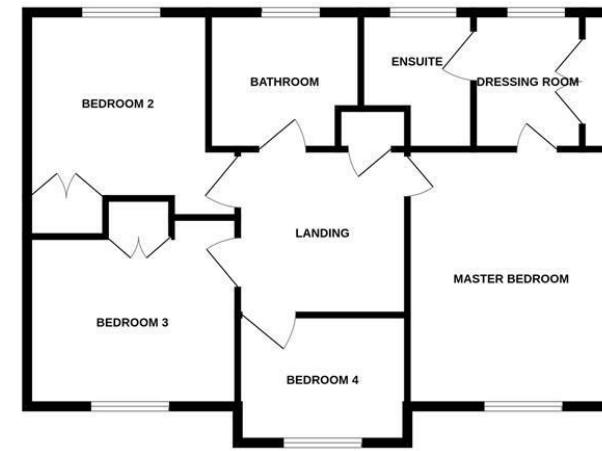




GROUND FLOOR



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	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	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.