



1, St. Kitts Close, St. Leonards-On-Sea, TN37 7TB

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Tel: 01424 839111

Price £800,000

A RARE OPPORTUNITY has arisen to acquire this EXCEPTIONALLY WELL-PRESENTED FIVE/ SIX BEDROOMED DETACHED FAMILY HOME with TWO DRIVEWAYS and TWO GARAGES situated in this highly sought-after PRIVATE CUL-DE-SAC towards the northern outskirts of St Leonards within easy reach of the historic town of Battle. Offered to the market CHAIN FREE.

The property offers spacious and versatile accommodation arranged over two floors comprising an entrance hallway, 22ft lounge, BEAUTIFULLY PRESENTED KITCHEN- BREAKFAST ROOM, SPACIOUS DINING ROOM separate UTILITY ROOM, additional RECEPTION THREE/ BEDROOM SIX, wc, first floor landing, FIVE DOUBLE BEDROOMS including a 20ft MASTER SUITE benefitting from a BALCONY and a BEAUTIFUL OUTLOOK with an EN SUITE SHOWER ROOM, the second bedroom also benefits from an EN SUITE in addition to the separate FAMILY BATHROOM.

Externally the property boasts BEAUTIFULLY PRESENTED FRONT AND REAR GARDENS, DOUBLE GARAGE as well as a separate SINGLE GARAGE and OFF ROAD PARKING for multiple vehicles.

Houses of this quality and stature rarely come to the market, please call the owners sole agent now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, wall mounted security alarm panel, radiator, under stairs storage cupboard, wall mounted thermostat control, door to;

LOUNGE

22'10 x 14'10 (6.96m x 4.52m)

Double glazed window to front aspect, feature fire surround, television point, two radiators, inset ceiling spotlights, double doors to;

DINING ROOM

15'9 x 14'9 (4.80m x 4.50m)

Double glazed double doors opening to garden, radiator, inset ceiling spotlights, door to;

KITCHEN

15'8 x 13'7 (4.78m x 4.14m)

Beautifully presented modern fitted kitchen comprising a range of eye and base level units with worksurfaces over, range cooker with extractor above, inset sink with mixer tap, double glazed windows overlooking the garden, column style radiator, inset ceiling spotlights, space for fridge freezer, open plan onto;

BREAKFAST ROOM

9'8 x 9'1 (2.95m x 2.77m)

Formerly a separate study, double glazed window to side aspect, radiator, inset ceiling spotlights, door returning to hallway.

UTILITY ROOM

10'6 x 6'1 (3.20m x 1.85m)

A range of eye and base level units with work surfaces over, door opening onto garden, double glazed window to side aspect, inset sink with mixer tap, radiator, space and plumbing for washing machine, space for fridge, wall mounted gas fired boiler.

WC

5'4 x 3'10 (1.63m x 1.17m)

Dual flush wc, wash hand basin with tiled splashback, double glazed obscured window to side aspect, radiator.

STUDY/ SITTING ROOM/ BEDROOM

14'8 x 14'6 (4.47m x 4.42m)

Double glazed window to front aspect, radiator, television point, inset ceiling spotlights.

FIRST FLOOR LANDING

Loft hatch, airing cupboard, door to;

MASTER BEDROOM

20'2 x 15'5 (6.15m x 4.70m)

Spacious master suite with double doors opening up onto a balcony, range of built in wardrobes with hidden door onto en-suite, double glazed window to front aspect, radiator, inset ceiling spotlights.

BALCONY

Private balcony with glass balustrade, benefitting from a beautiful outlook and far reaching views of the sea.

EN SUITE SHOWER ROOM

Walk in shower with rainfall style shower attachment, shower screen, floating wash hand basin, low level wc, bidet, chrome ladder style radiator, double glazed obscured window to side aspect, extractor fan, inset ceiling spotlights.

BEDROOM

11'1 x 11'1 (3.38m x 3.38m)

Two built in wardrobes, double glazed window to rear aspect, radiator, inset ceiling spotlights, door to;

EN SUITE SHOWER ROOM

Double shower with rainfall style shower attachment, floating wash hand basin, low level dual flush wc, double glazed obscured window to rear aspect, part tiled walls, extractor fan, inset ceiling spotlights.

BEDROOM

10'2 x 9'4 (3.10m x 2.84m)

Double glazed window to rear aspect overlooking the garden, radiator, built in wardrobe, inset ceiling spotlights.

BEDROOM

12'9 x 9'9 (3.89m x 2.97m)

Double glazed window to rear aspect overlooking the garden, radiator, built in wardrobe, inset ceiling spotlights.

BEDROOM

13'7 x 12'8 (4.14m x 3.86m)

Two built in wardrobes, double glazed window to front aspect enjoying a pleasant outlook and far reaching sea views, radiator.

FAMILY BATHROOM

Roll top bath with mixer tap and shower attachment, walk in shower with rainfall style shower attachment, low level dual flush wc, floating wash hand basin, chrome ladder style radiator, part tiled walls, double glazed obscured window to side aspect, extractor fan, inset ceiling spotlights.

REAR GARDEN

Private and secluded family friendly rear garden, patio area ideal for entertaining, large area of lawn featuring a range of mature shrubs and plans, enclosed fenced boundaries, two separate decked areas, side access to the front of the property, exterior power point.

GARAGE

21'4 x 9'6 (6.50m x 2.90m)

Double doors to rear aspect, power, lighting, electric up and over door, power point, storage.

SEPARATE DOUBLE GARAGE

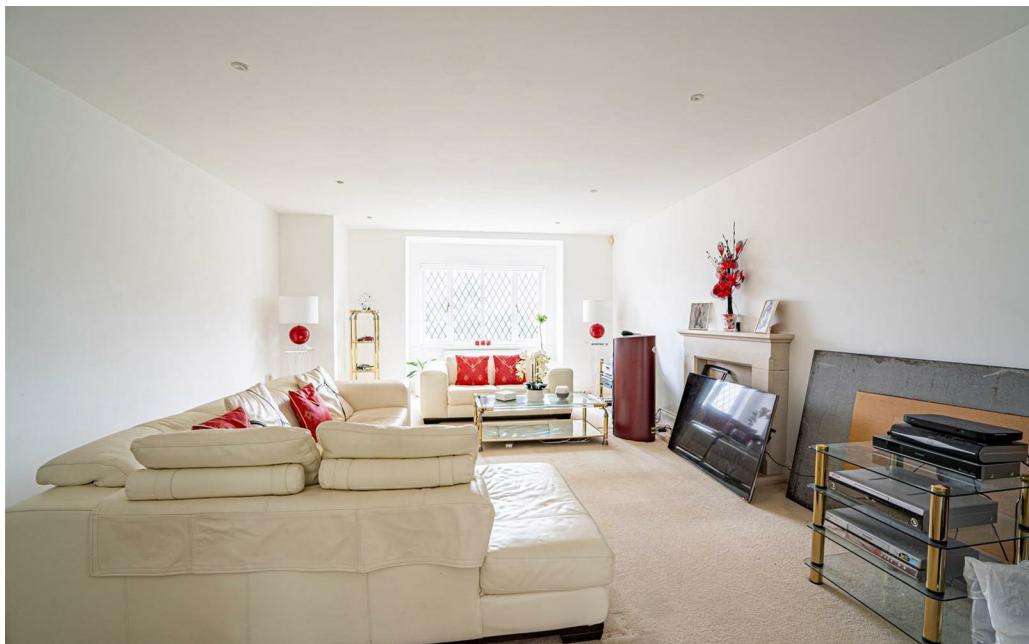
17'9 x 14'10 (5.41m x 4.52m)

Up and over electric door, double glazed window to side aspect, power, lighting, power points, ample storage space, water tap.

AGENTS NOTE

Please be aware that some of the images used in the marketing of this property are based on how it was presented previously.

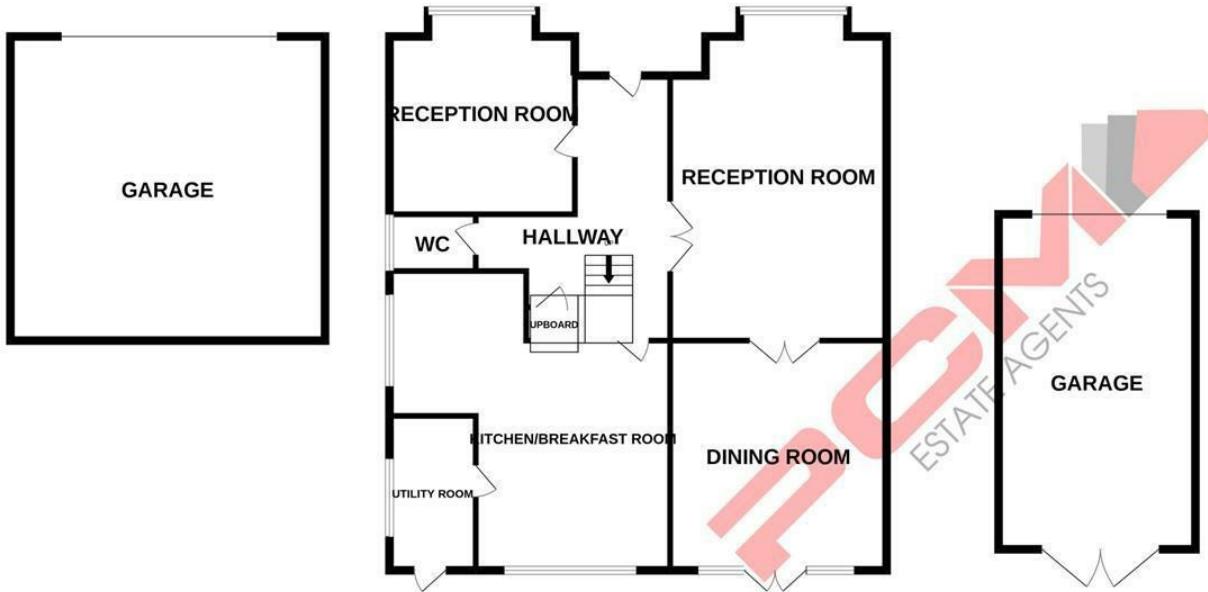
Council Tax Band: G







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			
EU Directive 2002/91/EC			
England & Wales			

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			
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.