PCM ESTATE AGENTS

25, Chalvington Drive, St. Leonards-On-Sea, TN37 7SB

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

Guide Price £400,000

** GUIDE PRICE £400,000 TO £425,000 **

PCM Estate Agents welcome to the market an exciting opportunity to acquire this MODERN DETACHED FOUR BEDROOM FAMILY HOME, tucked away in a quiet and private position within the favourable region of Little Ridge. The property is well-presented throughout and offers modern comforts including gas fired central heating, double glazing, AMPLE OFF ROAD PARKING, GARAGE and a BEAUTIFULLY LANDSCAPED and WELL-MAINTAINED REAR GARDEN.

Inside, the property is arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, large BAY FRONTED LIVING ROOM, separate DINING ROOM, modern kitchen, UTILITY ROOM and access to the INTEGRAL GARAGE. Upstairs, the MASTER BEDROOM has a lovely EN-SUITE SHOWER ROOM, there are THREE FURTHER WELL-PROPORTIONED BEDROOMS and a main family SHOWER ROOM.

This home is conveniently positioned within easy reach of popular schooling establishments and nearby amenities in the Little Ridge area of St Leonards.

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

COMPOSITE DOUBLE GLAZED FRONT DOOR
Opening to:

WELCOMING ENTRANCE HALL
Tiled flooring, doors to:

DOWNSTAIRS WC
Dual flush low level wc, wall mounted wash hand basin, part tiled walls, wood laminate flooring, double glazed pattern glass window to front aspect.

LIVING ROOM
18'6 into x 16'2 (5.64m into x 4.93m)
Stairs rising to upper floor accommodation, under stairs recessed area, wood laminate flooring, coving to ceiling, two radiators, television point, fireplace with wooden fire surround and mantle, stone hearth and inset gas living flame fire, door to kitchen and opening to:

DINING ROOM
9'9 x 9'7 (2.97m x 2.92m)
Continuation of the wood laminate flooring, coving to ceiling, ample space for dining table, radiator, double glazed French doors to rear aspect providing views and access onto the garden, partially open plan to:

KITCHEN
10'4 x 10'2 (3.15m x 3.10m)
Modern and built with a range of base level cupboards and drawers with soft close hinges, quartz countertops and matching upstands, space for range style cooker with fitted cooker hood over, inset stainless steel sink with kettle tap and mixer tap, integrated wine cooler, down lights, double glazed window to rear aspect with views onto the garden, opening to:

UTILITY
10'11 x 6'10 (3.33m x 2.08m)
Radiator, down lights, door to integral garage, fitted with a matching range of eye and base level cupboards wit soft close hinges having quarts countertops and matching upstands, integrated fridge freezer, space and plumbing for washing machine and dishwasher, down lights, radiator, double glazed window to side and double glazed door to rear opening to the garden.

FIRST FLOOR LANDING
Loft hatch, cupboard housing the pressurised water tank.

MASTER BEDROOM
13'2 x 9'5 (4.01m x 2.87m)
With additional 5'1 x 4'8. Radiator, double glazed window to front aspect, sliding door to:

EN-SUITE
Large walk in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, heated towel rail, extractor for ventilation, double glazed pattern glass window to side aspect.

BEDROOM
10'3 x 8'9 (3.12m x 2.67m)
Wood laminate flooring, radiator, recessed area suitable for a fitted. freestanding wardrobe, double glazed window to rear aspect with views over the garden.

BEDROOM
13'6 max x 9'5 (4.11m max x 2.87m)
Radiator, double glazed window to front aspect.

BEDROOM
8'8 max x 8'7 max (2.64m max x 2.62m max)
Radiator, double glazed window to rear aspect.

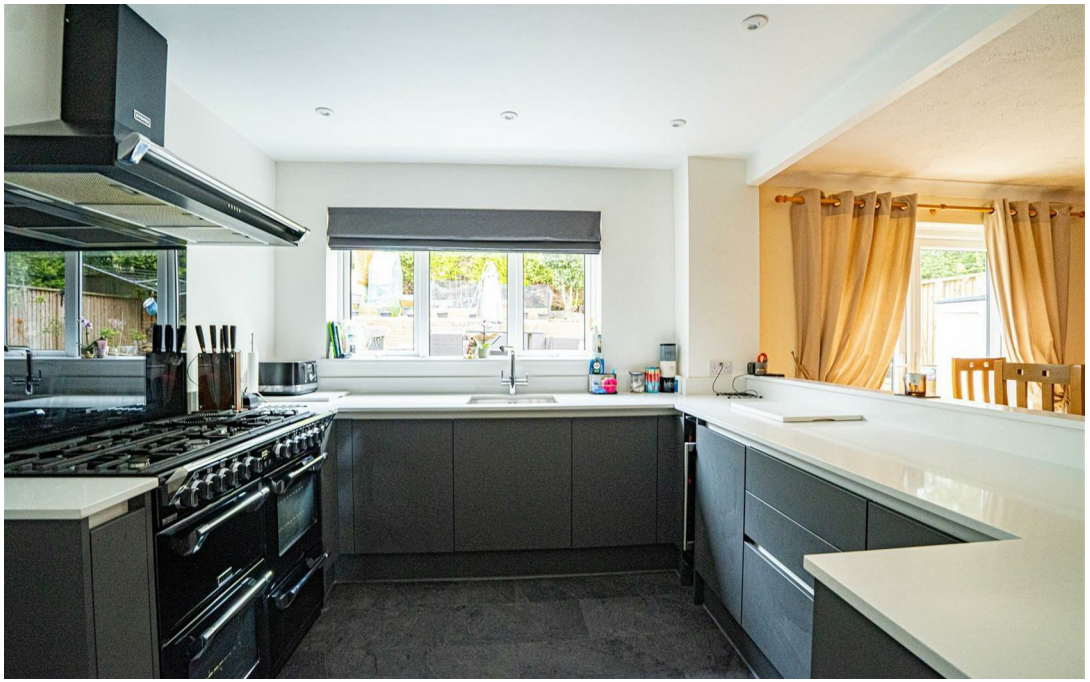
SHOWER ROOM
Open walk-in shower unit with electric shower, dual flush low level wc, pedestal wash hand basin, tiled walls, heated towel rail, extractor for ventilation, double glazed pattern glass window to rear aspect.

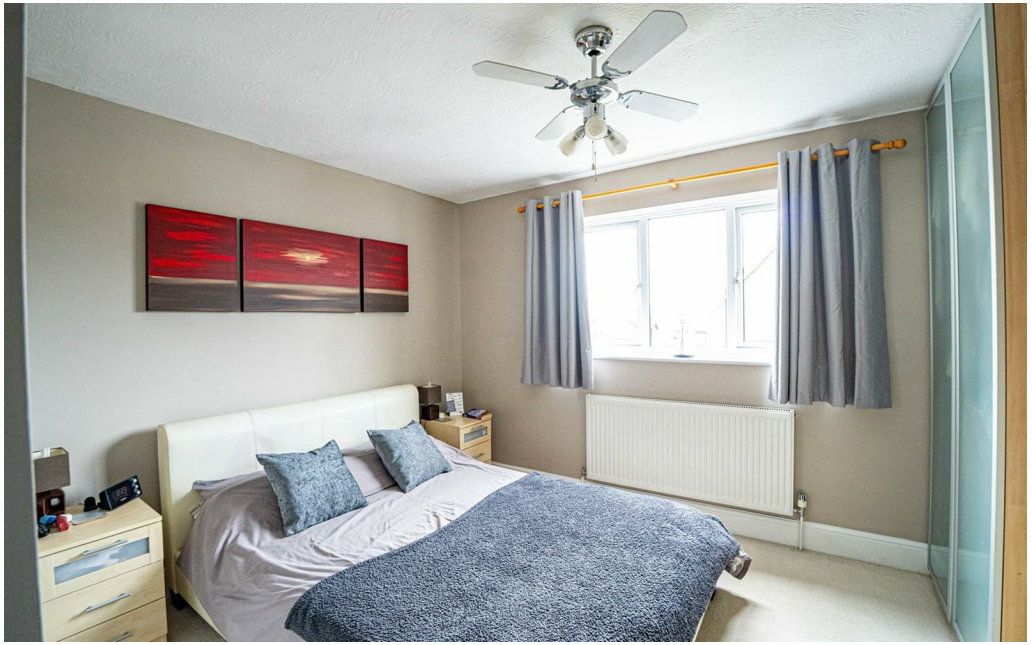
OUTSIDE - FRONT
The property is set back from the road in a quiet cul-de-sac location with plenty of off road parking, lawned area, gated access to the rear garden and access to the garage.

GARAGE
17'8 x 8'5 (5.38m x 2.57m)
Consumer unit for the electrics, boiler, additional space for kitchen appliances including tumble dryer and freestanding fridge, up and over door, power and light.

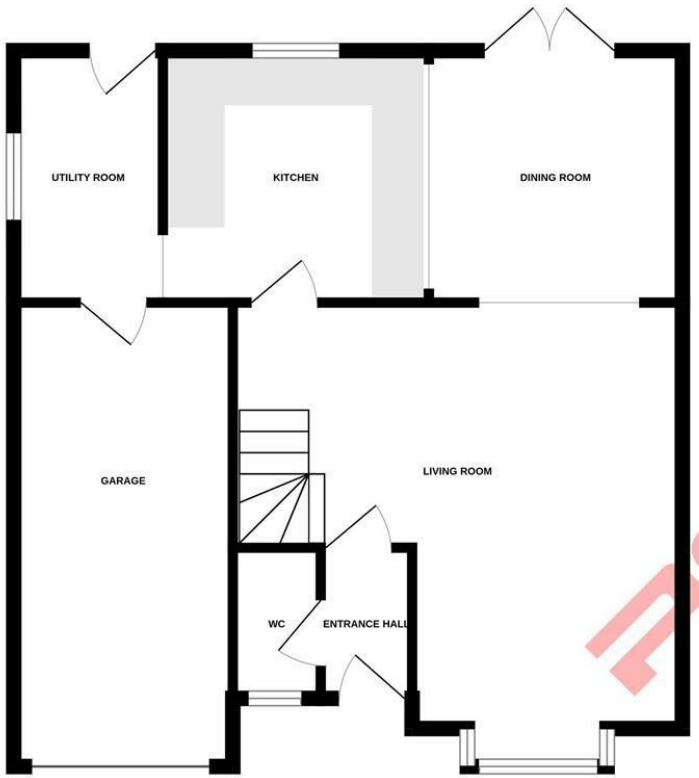
REAR GARDEN
Sympathetically terraced and well thought-out with established planted borders, area of lawn, providing ample space to entertain and eat al-fresco, stone patio abutting the property, path with gated access to the driveway at the front, outside water tap, storage space to the other side elevation.

Council Tax Band: E

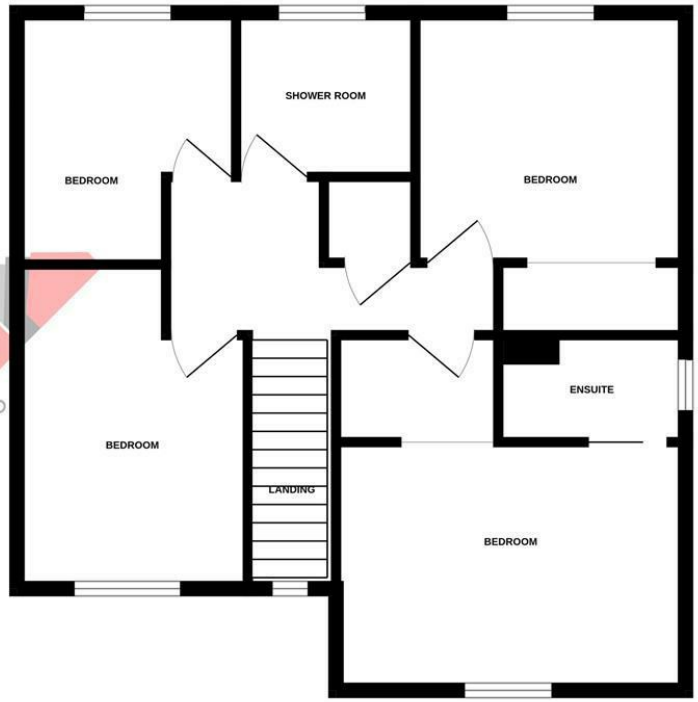




GROUND FLOOR



1ST FLOOR



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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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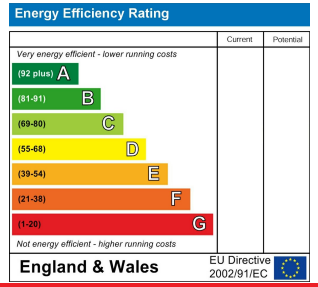

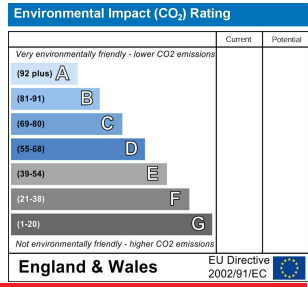

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