



ESTATE AGENTS

1, Wartling Close, St. Leonards-On-Sea, TN38 9QX

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Guide Price £400,000

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

PCM Estate Agents are delighted to present to the market an opportunity to purchase this **FOUR BEDROOM DETACHED FAMILY HOME**, ideally positioned within a quiet cul-de-sac in a popular area of St Leonards. The property benefits from a **GARAGE, OFF-ROAD PARKING** for multiple vehicles and a **LOVELY ESTABLISHED REAR GARDEN**, complete with a **SUMMER HOUSE** having power and lighting.

Internally, the property offers well-presented and adaptable family accommodation arranged over two floors, with the benefit of gas fired central heating and UPVC double glazed windows.

The ground floor comprises a spacious entrance hall, lounge, **DINING ROOM**, **MODERN KITCHEN** and a useful **DOWNSTAIRS SHOWER ROOM**. To the first floor, the landing provides access to **FOUR BEDROOMS** and a family bathroom.

The **ESTABLISHED REAR GARDEN** is a particular feature of the property, being predominantly laid to lawn with areas of decking, and ample space for outdoor entertaining, children to play or simply enjoying the garden during the warmer months. The garden also benefits from a **SUMMER HOUSE WITH POWER AND LIGHTING**, providing an excellent additional space that could be utilised as a home office, hobby room or garden retreat. To the front, the property benefits from **OFF-ROAD PARKING FOR MULTIPLE VEHICLES**, together with a **GARAGE**, providing useful additional storage and parking.

The property is conveniently situated within easy reach of popular local schools, shops and everyday amenities, making this an ideal family home.

The property should be viewed to fully appreciate the spacious and adaptable accommodation and outside space on offer. Please call the owners' agents to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, radiator, two under stairs storage

cupboards one with additional shelving, wall mounted thermostat, door opening to:

LOUNGE

2'1 x 10'9 (0.64m x 3.28m)

Feature open fireplace with brick surround and brick hearth, radiator, double glazed window to front aspect and double glazed patio doors opening to the rear garden.

DINING ROOM

14' x 9' (4.27m x 2.74m)

Radiator, double glazed window to front aspect, archway leading to:

KITCHEN

16'5 x 9' (5.00m x 2.74m)

Modern and comprising arrange of eye and base level units with ample countertop space, five ring gas hob with extractor over, integrated microwave, integrated electric eye level double ovens, space for American style fridge freezer, integrated wine cooler, integrated dishwasher, dual aspect double glazed windows to rear and side aspects and personal door opening to the side aspect leading to the rear garden.

DOWNSTAIRS SHOWER ROOM

Shower unit with waterfall style shower head, dual flush wc, wash hand basin with mixer tap and storage beneath, part tiled walls, tiled flooring, frosted double glazed window to rear aspect.

FIRST FLOOR LANDING

Loft hatch, built in storage cupboard, radiator, double glazed window to front aspect, doors to:

BEDROOM

12' x 10'9 (3.66m x 3.28m)

Radiator, double glazed window to front aspect.

BEDROOM

11'8 x 10'8 (3.56m x 3.25m)

Radiator, double glazed window to rear aspect.

BEDROOM

12' x 8'9 (3.66m x 2.67m)

Radiator, double glazed window to front aspect.

BEDROOM

12' x 8'1 (3.66m x 2.46m)

Radiator, double glazed window to rear aspect.

OUTSIDE - FRONT

The property benefits from a dropped kerb providing off road parking for multiple vehicles along with a garden area being mainly laid to lawn.

GARAGE

18' x 7'2 (5.49m x 2.18m)

Electric up and over door, power and lighting, space for tumble dryer, consumer unit, electric and gas meters. personal door to the rear garden.

REAR GARDEN

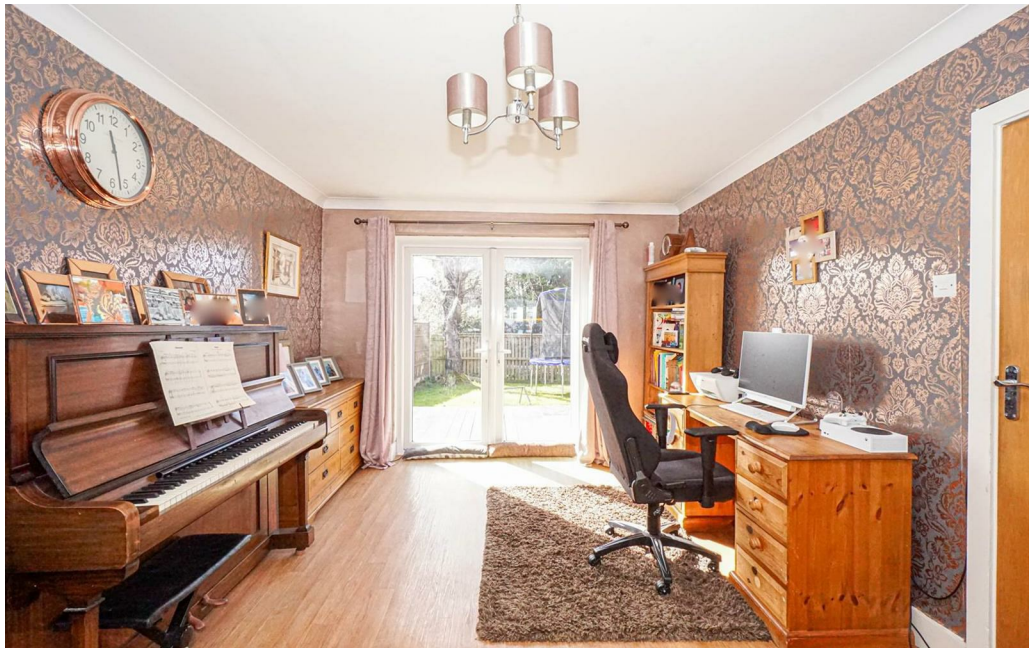
Good sized area of decking leading to a level area of lawn, with fenced boundaries, gated side access to the front of the property, access to:

LARGE WOOD CABIN

Power and lighting, ideal for use as a home office or potential for annexe accommodation.

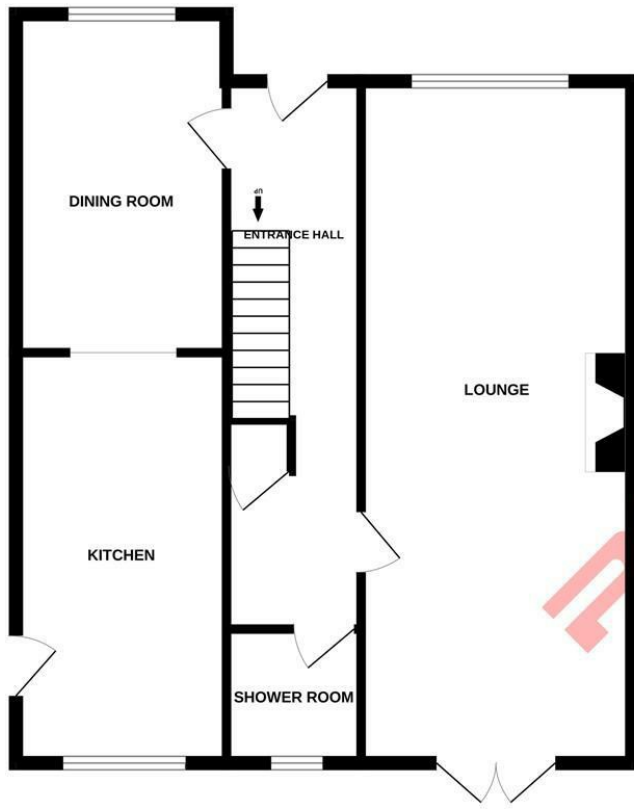
Council Tax Band: D



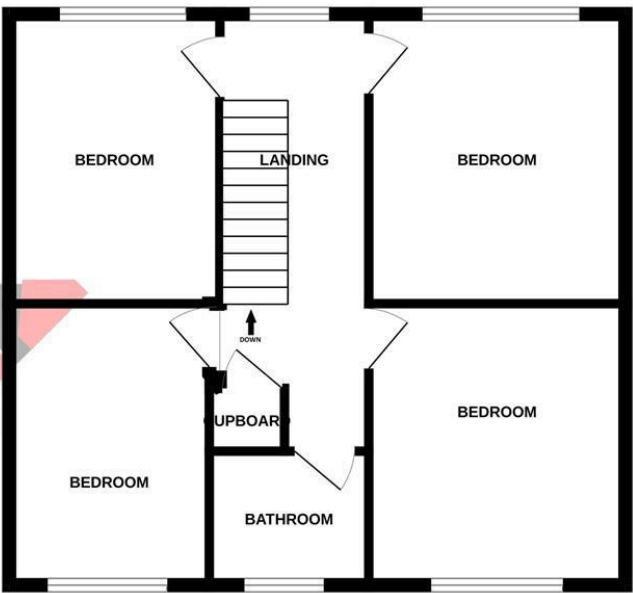




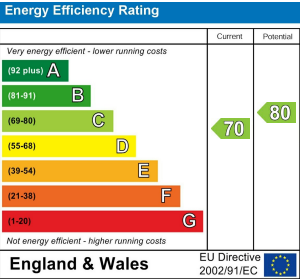
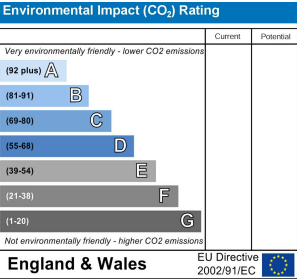
GROUND FLOOR



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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