







PCM
ESTATE AGENTS

30, Rowan Close, St. Leonards-On-Sea, TN37 7HS

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Price £425,000

PCM Estate Agents are delighted to present to the market this exceptional opportunity to acquire an EXTENDED DETACHED THREE DOUBLE BEDROOM FAMILY HOME with OPTIONAL FOURTH BEDROOM/ PLAYROOM, perfectly situated on the peaceful outskirts of Little Ridge. Ideally positioned close to renowned local schools, convenient bus routes, and a short journey to the amenities of Little Ridge, including the Conquest Hospital.

Set behind a TWO-CAR DRIVEWAY and a GARAGE, the property is surrounded by a BEAUTIFUL WRAP AROUND GARDEN, complete with a fully insulated GARDEN STUDIO ROOM, ideal for use as a home office or creative space. Inside, the well-proportioned, light-filled accommodation extends over two floors. A welcoming entrance hall leads you to a convenient downstairs CLOAKROOM with SHOWER. The DUAL ASPECT LOUNGE-DINING ROOM, featuring a charming WOOD BURNING STOVE, is perfect for relaxing evenings. This flows seamlessly into a NEWLY FITTED MODERN KITCHEN and a versatile extension, currently used as a playroom, but easily adaptable as a family space or even a fourth bedroom. Upstairs, the landing provides access to THREE SPACIOUS DOUBLE BEDROOMS and a STYLISH FAMILY BATHROOM.

The property has gas central heating and double glazing throughout, this home is ready to offer a warm, inviting space to its new owners. Viewing is highly recommended, please contact the agent today to arrange your visit

PART DOUBLE GLAZED FRONT DOOR
Leading to:

ENTRANCE HALL
Double glazed window to side aspect, staircase rising to upper floor accommodation with storage space under, radiator, inset ceiling spotlighting.

SHOWER ROOM
Tiled shower cubicle, wash hand basin with mixer tap over, low level wc with concealed cistern, heated towel rail/radiator, tiled floor, extractor fan, inset ceiling spotlighting, return door to hallway.

LOUNGE-DINING ROOM
21'6" max x 16'9" max narrowing to11'10 (6.55m max x 5.11m max narrowing to3.61m)
Double glazed window to front aspect, further double glazed bay window to side aspect, radiator, feature fire surround, wood burning stove, wood flooring, part glazed return door to hallway, part glazed door opening to kitchen, double doors opening to:

PLAYROOM/ RECEPTION ROOM/ OPTIONAL BEDROOM
16'4" x 11'10" (4.98m x 3.61m)
Double glazed bay window to rear aspect, double glazed window to side aspect, radiator, double glazed double doors opening to rear garden.

KITCHEN
15'3 x 8'8 (4.65m x 2.64m)
Fitted with a range of matching eye and base level cupboards and drawers fitted with soft close hinges, complimentary worksurfaces and tiled splashbacks, Zanussi induction hob with extractor over and waist level double oven and grill, inset resin one & ½ bowl drainer-sink with mixer tap, integrated washing machine, integrated tall fridge freezer, integrated dishwasher, space for tumble dryer, tile effect LVT flooring, ceiling lighting, coving to ceiling, radiator, double glazed French doors framing views and providing access over the rear garden.

FIRST FLOOR LANDING
Double glazed window to front aspect, trap hatch to loft space with drop down ladder, boarded loft space housing the newly fitted combi boiler.

BEDROOM
11'11" max x 11'9" max (3.63m max x 3.58m max)
Double glazed window to rear aspect, radiator, range of fitted wardrobes, return door to landing.

BEDROOM
12'2" x 9'3" (3.71m x 2.82m)
Double glazed window to front aspect, radiator, return door to landing.

BEDROOM
9'4" max x 8'5" max (2.84m max x 2.57m max)
Double glazed window to rear aspect, radiator, return door to landing.

BATHROOM
Double glazed window to side aspect, tiled walls, white suite comprising panelled bath with mixer tap over, wash hand basin set into vanity unit beneath extending to low level wc, heated towel rail/radiator, return door to landing.

FRONT GARDEN
Laid to lawn, trees and shrubs, block paved driveway providing off road parking and leading to:

GARAGE
Up and over door, light and power.

REAR GARDEN
A particular feature of the property with block paved patio area leading to gardens laid principally to lawns which extend to the side of the property also and are enclosed by close board fencing, mature trees and shrubs, greenhouse, side access, outside power points, summer house outside tap.

GARDEN ROOM
8'4 x 6'8 (2.54m x 2.03m)
Insulated with French doors and window to side aspect. This could be utilised as a home office or garden room.

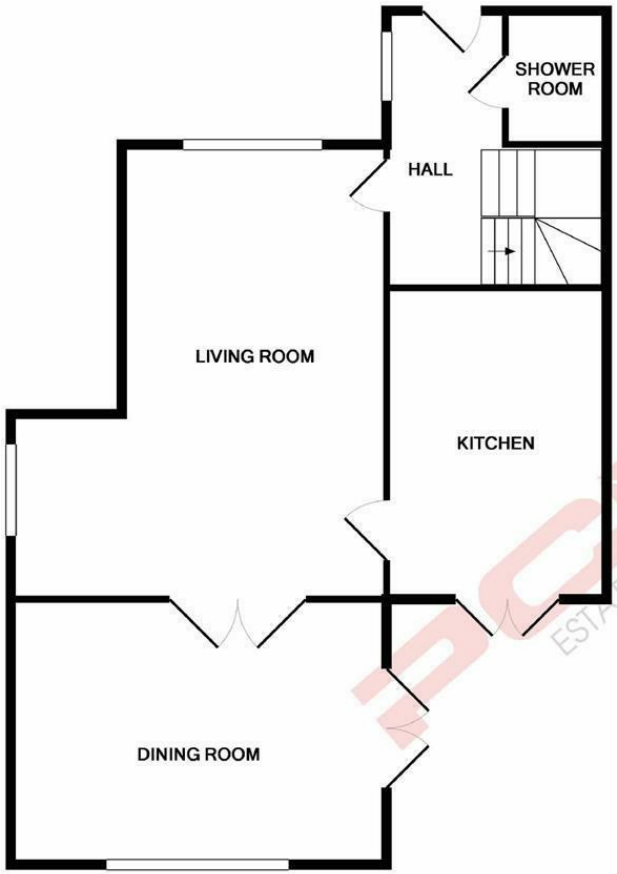
Council Tax Band: D



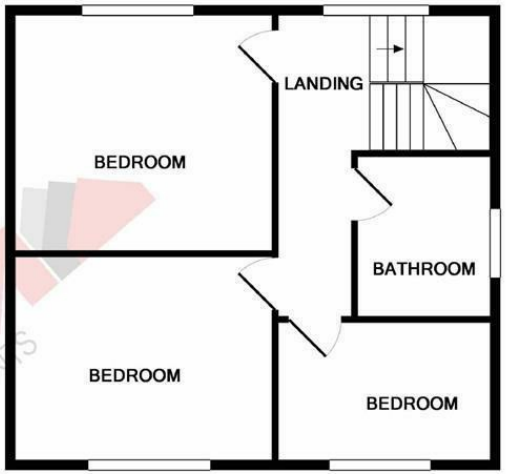






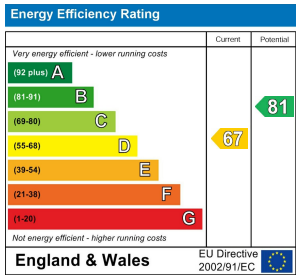


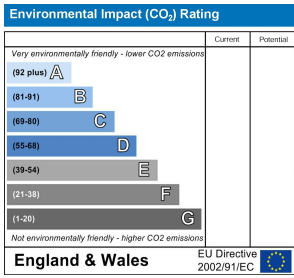
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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