

**RUSH
WITT &
WILSON**



**2 Agincourt Close, St. Leonards-On-Sea, TN37 7QL
Offers In Excess Of £400,000 Freehold**

Nestled in the charming cul-de-sac of Agincourt Close, St. Leonards-On-Sea, this deceptively spacious extended detached house offers an exceptional living experience. The property is beautifully presented and boasts a versatile layout, making it ideal for families or those seeking extra space. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The stunning contemporary integral kitchen is well-equipped and has underfloor heating and there is useful utility room with side access adding to the practicality of the home. The accommodation comprises four well-proportioned bedrooms, with one conveniently located on the ground floor alongside a well-appointed bathroom. The first floor features three additional bedrooms and a stunning shower room, ensuring comfort and convenience for all residents. Outside, the low-maintenance rear garden is perfect for enjoying sunny days. The property also benefits from off-street parking and a store area within the remaining part of the garage, providing additional storage solutions. With the added efficiency of solar panels, this home not only offers space and style but also promotes sustainable living. If your looking for a modern detached family home then look no further.



Property is approached via block paved driveway leading to:

Covered Entrance

Exterior lighting, uPVC glazed stable style door leading into:

Entrance Hall

16'2 x 6' (4.93m x 1.83m)

Double glazed obscured window to front aspect, traditional style radiator, carpeted stairs to first floor, under stairs storage cupboard with open shelving and doors off to the following:

Sitting Room

26'4 x 10'9 reducing to 8'2 (8.03m x 3.28m reducing to 2.49m)

Enjoying a dual aspect via double glazed window to the front and a set of double glazed double doors with aspect onto the garden via the conservatory, attractive dado rail detailing, radiator, contemporary wall mounted electric fireplace.

Conservatory/Dining Room

6'2 x 8'2 (1.88m x 2.49m)

Enjoying a delightful outlook onto the rear garden flooded with light via the double glazed windows and a set of double glazed double doors with garden access, further glazed window with aspect into the kitchen, set of double doors to the ground floor bedroom, power points, radiator.

Kitchen

15' x 9' to the maximum (4.57m x 2.74m to the maximum)

This stunning modern contemporary kitchen comprises of matching wall and base mounted units with quartz worksurface over and matching upstand with an inset one and a half bowl sink with pull out mixer tap, Bosch four ring gas hob with cooker hood over, Bosch integral oven and grill, integral Bosch microwave, integral fridge/freeze and wine cooler. Built in breakfast bar/study area with window overlooking the conservatory, combination of inset, pendant, under unit and under work surface lighting, high gloss tiled floor with underfloor heating, contemporary wall mounted vertical radiator, wooden and glazed door leading into:

Rear Lobby

8'1 x 4'8 (2.46m x 1.42m)

Double glazed double doors with side access, radiator.

Master Bedroom

17'6 x 10'4 (5.33m x 3.15m)

Double glazed window to rear aspect, set of double doors leading into Conservatory/Dining Room, radiator.

Bathroom

10' x 8'1 (3.05m x 2.46m)

This luxuriously well appointed suite comprises a high level wc,

doubled ended bath with mixer tap and shower attachment, large walk-in shower cubicle with fixed glass screen, hand held attachment and fixed rainfall showerhead, his and hers oval wash hand basins on a bespoke vanity unit with mixer taps, extractor fan, chrome heated towel rail, under floor heating, double glazed obscure window to side aspect and door leading into:

Utility Room

5'8 x 9'5 (1.73m x 2.87m)

Fitted with a range of wall and base mounted units with worksurface, single bowl stainless sink with hot and cold taps, space for fridge/freezer, space for washing machine, wall mounted gas fired boiler and uPVC double glazed stable style door with side access.

Fully carpeted stairs leading to:

First Floor

Landing

Double glazed obscure window to side aspect, loft hatch access, airing cupboard housing emersion tank, doors off to the following:

Bedroom Two

13'2 x 10'2 (4.01m x 3.10m)

Double glazed window to front aspect, radiator..

Bedroom Three

10' x 12'3 (3.05m x 3.73m)

Double glazed window to rear aspect, radiator with built in cover.

Bedroom Four

10'4 x 7' (3.15m x 2.13m with reduced floor space)

Double glazed window to front aspect, radiator, reduced floor space with built up area over the stairs, loft hatch access.

Shower Room

7' x 5'8 (2.13m x 1.73m)

Comprising a concealed low level wc, vanity wash hand basin with mixer tap and storage cupboard beneath, large walk -in shower cubicle with fixed rainfall showerhead and hand held attachment, tiled floor, part tiled walls, inset ceiling lighting, chrome heated towel rail, extractor fan, double glazed obscure window to rear aspect.

Outside

Front Garden

Neatly laid to lawn with mature shrubs and side access.

Rear Garden

Easy low maintenance garden which is enclosed with fencing with an elevated sandstone paved terrace ideal for outdoor entertaining and raised beds, side access, exterior lighting and water tap.

Store

Whilst the integral garage has now been partially converted, all that remains of the garage is storage space which has an up and over door to the front, with power and light inside. The garage was converted into the ground floor bathroom and utility room.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





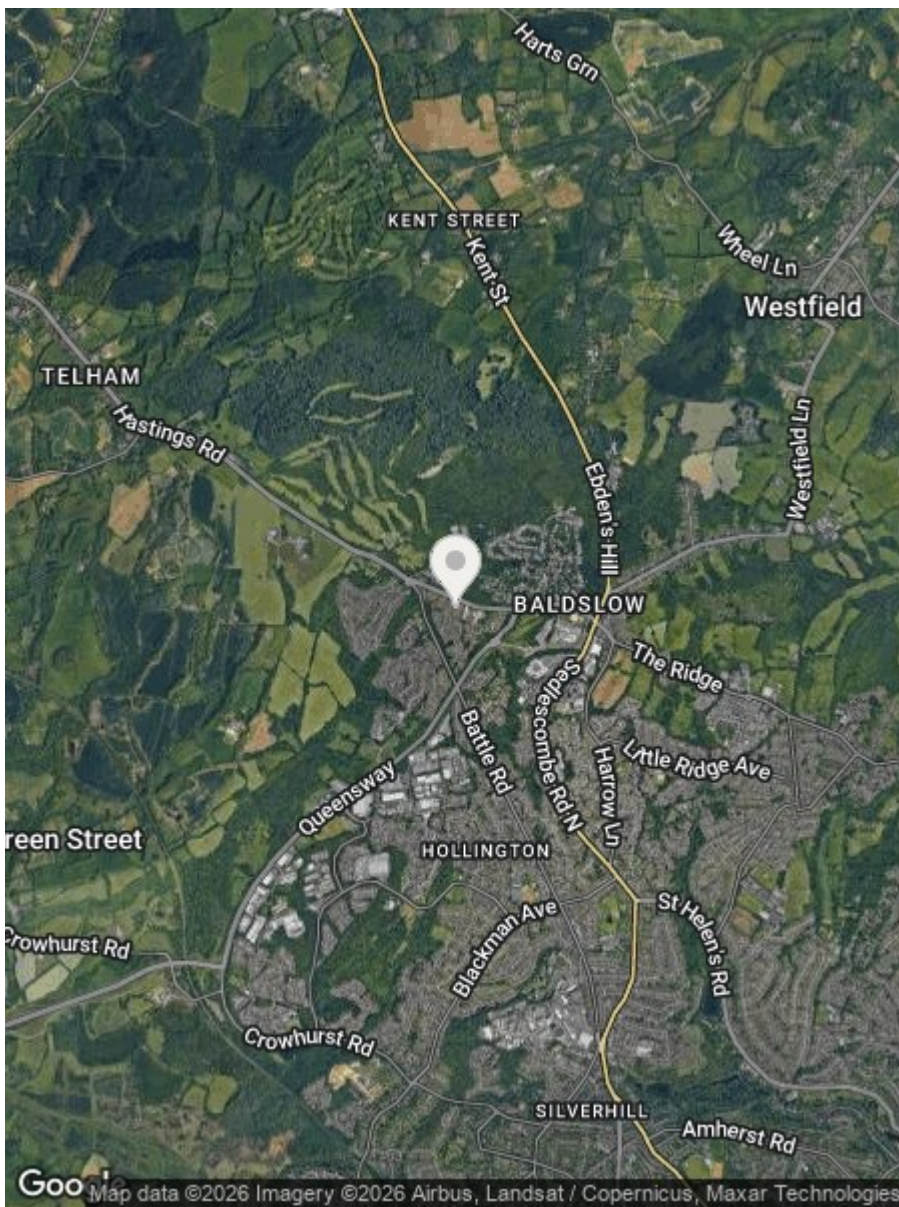
GROUND FLOOR
APPROX. FLOOR
AREA 1023 SQ.FT.
(95.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1465 SQ.FT. (136.1 SQ.M.)

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



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		
	69	78
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		
EU Directive 2002/91/EC		

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