



ESTATE AGENTS

35, The Green, St. Leonards-On-Sea, TN38 0SX

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Price £580,000

PCM Estate Agents proudly introduce this STUNNING DETACHED THREE BEDROOM FAMILY HOME, set on one of St. Leonard's most SOUGHT-AFTER AND RARELY AVAILABLE ROADS. Positioned within easy reach of a number of popular schooling establishments, this home offers an enviable lifestyle with access to central St. Leonard's, boasting an eclectic range of amenities, and superb connections via Warrior Square and West St. Leonard's train stations, both providing convenient links to London.

Upon entering, a welcoming porch and elegant entrance hall lead to a grand staircase. The ground floor features a TRIPLE ASPECT BAY FRONTED LOUNGE filled with NATURAL LIGHT and a MARBLE FIREPLACE, a separate DINING ROOM flowing into a MODERN KITCHEN-BREAKFAST ROOM, complete with a separate UTILITY ROOM, a delightful CONSERVATORY with garden access and views, and a DOWNSTAIRS WC. Upstairs, the spacious landing offers generous built-in storage, leading to an EXPANSIVE TRIPLE ASPECT MASTER BEDROOM, a large, versatile space that could easily be divided into two separate rooms, offering a fourth bedroom if desired, TWO FURTHER DOUBLE BEDROOMS, a well-appointed bathroom with bath and shower, a separate SHOWER ROOM and WC.

Outside, a driveway provides OFF ROAD PARKING for multiple vehicles, while the former garage now serves as a useful storage space. The BEAUTIFULLY LANDSCAPED LEVEL GARDEN is a TRANQUIL HAVEN with mature plants, a lawn and patio, a perfect spot for entertaining, and there's a lovely SUMMER HOUSE.

This exceptional home must be seen to be fully appreciated, contact PCM Estate Agents today to arrange your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

WELCOMING PORCH

Double glazed window to side and front elevations, tiled flooring, ample space to take off coats and shoes, further wooden partially glazed door opening to:

ENTRANCE HALL

Karndean wood effect flooring laid in herringbone pattern, cornicing, built in

storage, electric radiator, down lights, elegant staircase ascending to upper floor accommodation, doors to:

TRIPLE ASPECT LIVING ROOM

24'6 into bay x 16 (7.47m into bay x 4.88m)

Triple aspect with two porthole style double glazed windows to side aspect, double glazed bay window to rear aspect with views onto the garden, double glazed single opening door to garden, double glazed window to front aspect with views over the front garden, two wall mounted electric radiators, elegant marble fireplace with inset gas living flame fire, cornicing, ceiling rose, picture rail and television point.

DINING ROOM

13'3 x 13'1 (4.04m x 3.99m)

Continuation of the karndean wood effect flooring laid in a herringbone pattern. high ceilings with cornicing, picture rail, wall mounted electric radiator, recessed shelving with storage below, feature window to rear aspect with views into the conservatory and the established garden beyond, opening to:

KITCHEN-BREAKFAST ROOM

20' max narrowing to 13'9 x 16'2 narrowing to 12'7 and further narrowing to 4'9 (6.10m max narrowing to 4.19m x 4.93m narrowing to 3.84m and further narrowing to 1.45m)

Continuation of the karndean wood effect flooring laid in a herringbone pattern throughout, ample built in storage, wall mounted electric radiator, down lights and cornicing. The kitchen is fitted with a range of base level cupboards and drawers with complimentary worksurfaces over, Cuisine master cooker with oven, grill and plate warmer, space for tall fridge freezer, walk in larder style cupboard, inset one & ½ bowl drainer-sink with mixer tap, space and plumbing for dishwasher, door to conservatory, door to utility and double glazed window to rear aspect with lovely views over the established garden.

UTILITY ROOM

12'2 x 6'2 expanding to 7'3 (3.71m x 1.88m expanding to 2.21m)

Fitted worksurface, space and plumbing for washing machine and tumble dryer, small sink, down lights, storage cupboard, wall mounted Mylek electric radiator, double glazed window to rear aspect with access onto the garden, double glazed door to front aspect providing access to the front of the property.

CONSERVATORY

11'9 x 10'3 (3.58m x 3.12m)

UPVS construction with double glazed windows to both side rear elevations having fitted blinds, double glazed French doors with fitted blinds opening to the garden, wall mounted electric radiator, wood effect laminate flooring, glass roof with fitted blind.

CLOAKROOM

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin, area of storage, double glazed window to side and front elevations with bespoke plantation shutters.

FIRST FLOOR LANDING

Two double glazed windows to front elevations, airing cupboard housing the immersion heater, additional storage cupboard, loft hatch, wall mounted electric radiator, doors to:

MASTER BEDROOM

24' x 16 (7.32m x 4.88m)

Double glazed windows to side and front, double glazed bow window to rear aspect with views onto the garden, vanity enclosed wash hand basin with marble top and mixer tap and two wall mounted electric radiators. This room is big enough to be divided to create a further bedroom.

BEDROOM

14' x 13'1 (4.27m x 3.99m)

Coving to ceiling, dado rail, electric wall mounted radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

13'5 max x 13'1 max (4.09m max x 3.99m max)

Built in double wardrobe, coving to ceiling, wall mounted electric radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM

P shaped panelled bath with mixer tap and shower over the bath with rain style shower head, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, shaver point, down lights, coving to ceiling, built in storage cupboard, wall mounted Mylek radiator, double glazed pattern glass window to side aspect.

SHOWER ROOM

Electric shower, down lights, extractor for ventilation, tiled walls, heated towel rail, double glazed window to side aspect with made to measure bespoke plantation shutters.

SEPARATE WC

Dual flush low level wc, wall mounted wash hand basin with tiled splashbacks and chrome mixer tap, dado rail, coving to ceiling, double glazed window to front aspect with made to measure plantation shutter.

OUTSIDE - FRONT

The property occupies a slightly elevated position set back from the road, driveway providing off road parking for multiple vehicles, area of lawn with established plants and shrubs.

STORAGE

What was the integral garage has been partially converted with the back section incorporating space in the kitchen and the front section being left for storage. Double opening doors and window to the side aspect.

REAR GARDEN

A real feature of the property with a stone patio abutting the property, providing ample outdoor space to entertain, relatively level and incredibly family friendly, good sized section of lawn, established planted borders providing an array of colour, summer house, outside water tap, gated side access to front.

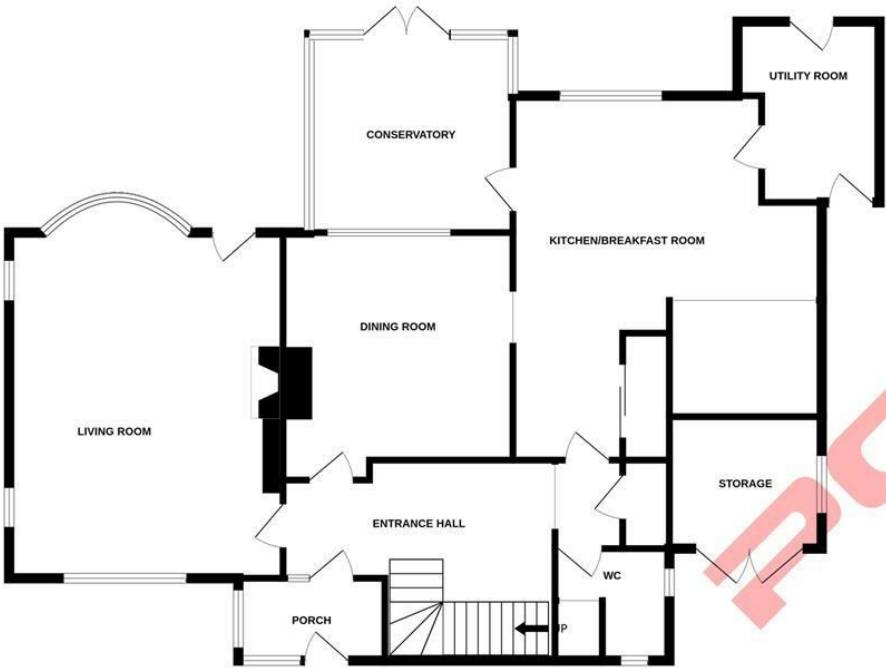
Council Tax Band: F



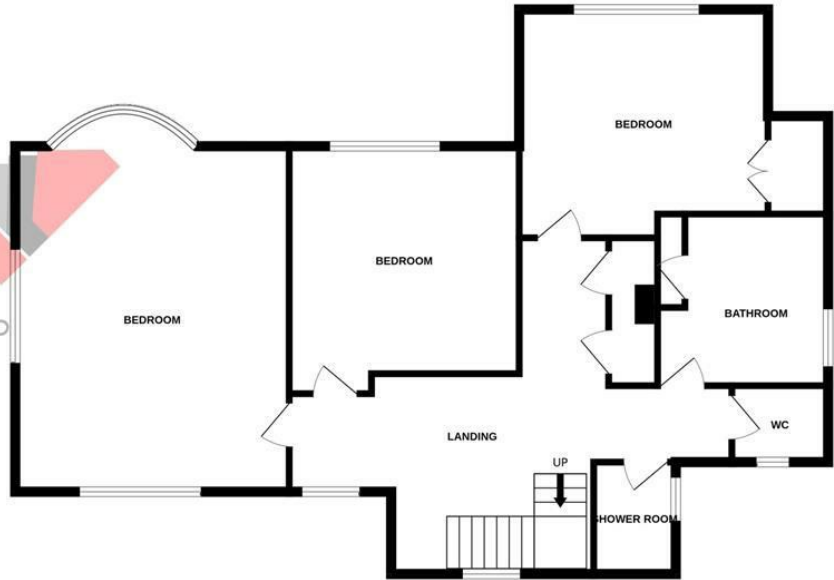




GROUND FLOOR



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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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.