



ESTATE AGENTS

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Offers In Excess Of £400,000

An exciting opportunity has arisen to acquire this BRAND NEW, THREE DOUBLE BEDROOM, TWO BATHROOM DETACHED RESIDENCE, complete with a BEAUTIFULLY LANDSCAPED PRIVATE GARDEN and DRIVEWAY. Occupying a sought-after position within this favourable region of St Leonards perfectly positioned within easy reach of amenities within Little Ridge, including popular schooling establishments.

This home combines contemporary design with exceptional attention to detail, finished to an IMPECCABLE STANDARD THROUGHOUT, the property offers spacious and versatile accommodation. The welcoming entrance hall flows into a LIGHT-FILLED LIVING ROOM, which is open plan to the open plan kitchen dining room which has access via French doors into the garden, creating an effortless indoor-outdoor lifestyle. The BESPOKE FITTED KITCHEN has a range of INTEGRATED APPLIANCES and STONE COUNTERTOPS, in addition a convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the home features THREE GENEROUS BEDROOMS, including a master bedroom with its own private en suite, complemented by a stylish family bathroom. Externally, the property boasts a WELL PROPORTIONED REAR GARDEN, ideal for both relaxation and entertaining, while the frontage provides a driveway offering AMPLE OFF ROAD PARKING.

This NEW Build home features under floor heating to the ground floor, and heating via radiators to the first floor. All windows and doors are double glazed, and the property is being sold with a TEN YEAR build warranty.

This property represents an ideal family home in a highly desirable location. Contact PCM Estate Agents today to arrange your immediate viewing and avoid disappointment.

Double glazed composite front door opening to:

ENTRANCE HALL

Spacious and inviting space, stairs rising to upper floor accommodation, wood laminate flooring, underfloor heating, large storage cupboard housing consumer unit, further large storage cupboard housing MegaFlow water tank.

WC

Concealed cistern low level wc, wall mounted wash hand basin with vanity unit, chrome mixer tap, part tiled walls, wood laminate flooring, downlights, double glazed frosted glass window to front aspect.

LOUNGE

14'4 x 12'3 (4.37m x 3.73m)

Double glazed window to front aspect, wood laminate flooring, television point, underfloor heating. Open plan to:

KITCHEN/DINER

20'5 x 12'7 (6.22m x 3.84m)

Ample space for dining table, wood laminate flooring, underfloor heating, downlights and pendant lighting. Kitchen is fitted with a range of matching eye and base level cupboards and drawers with soft close hinges and Quartz counter tops and matching upstands over, breakfast bar with seating area, resin sunken sink with mixer tap and moulded drainer, Bosch induction hob with Bosch extractor over, waist level Bosch combination oven, grill and microwave, integrated fridge/freezer, integrated dishwasher, integrated washing machine, continuation of wood laminate flooring, double glazed window and double doors to rear aspect allowing for views and access onto the garden.

LANDING

Loft hatch, double glazed window to side aspect, radiator.

MASTER BEDROOM

12'4 narrowing to 9'4 x 12'3 max (3.76m narrowing to 2.84m x 3.73m max)

Radiator, television point, double glazed window to front aspect with partial sea views, door to:

EN SUITE

Large walk in shower, chrome fittings and waterfall style shower head and further handheld shower attachment, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin, shaver point, chrome ladder style heated towel rail, tiled walls, tiled flooring, downlights, double glazed window with opaque glass to side aspect, extractor fan.

BEDROOM TWO

12'3 x 9'7 (3.73m x 2.92m)

Measurement excludes door recess.

Television point, radiator, double glazed window to front aspect.

BEDROOM THREE

8'3 x 7'7 (2.51m x 2.31m)

Radiator, double glazed window to front aspect with views of sea through rooftops.

BATHROOM

Bath with mixer tap and shower attachment, separate corner walk-in shower enclosure with chrome fittings, waterfall shower head and handheld shower attachment, wall mounted vanity enclosed wash hand basin with chrome mixer tap, chrome ladder style heated towel rail, part tiled walls, tiled flooring, downlights, extractor fan, double glazed opaque glass window to rear aspect.

FRONT GARDEN

Block paved driveway providing off road parking, section of lawn.

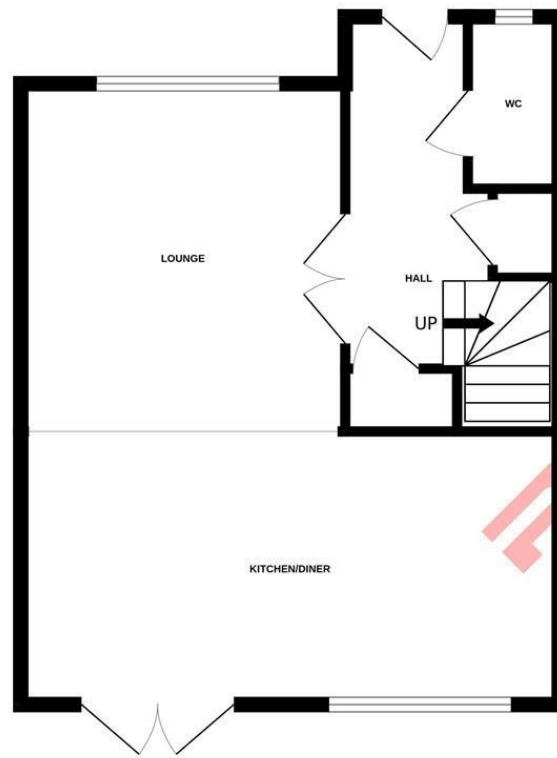
REAR GARDEN

Landscaped rear garden with stone patio abutting the property which extends to the side elevation, pathway, section of lawn, fenced boundaries and gated side access to front, air source heat pump.

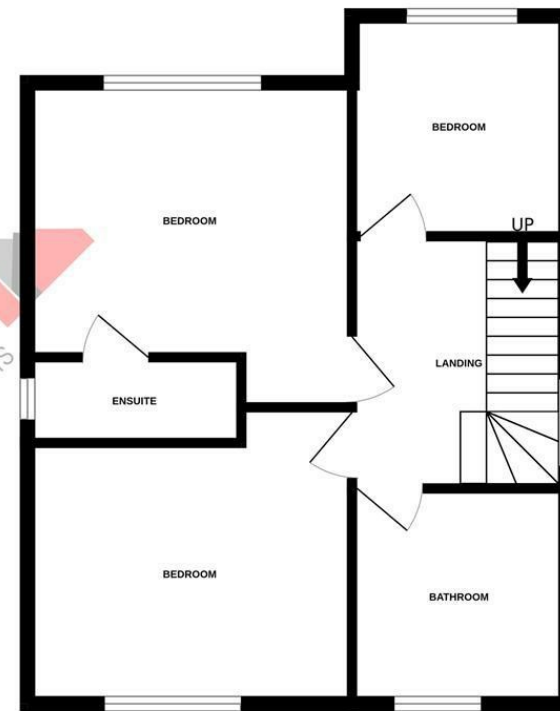
Council Tax Band: D



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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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.

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		