



ESTATE AGENTS

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**Offers In Excess Of £450,000**

A FOUR BEDROOM, TWO BATHROOM, DETACHED HOUSE occupying a CORNER PLOT within this sought-after and PRIVATE DEVELOPMENT, constructed in 2022 to an high standard.

Providing BEAUTIFULLY PRESENTED and SPACIOUS ACCOMODATION throughout comprising an entrance hallway, LOUNGE with feature LOG BURNER, modern KITCHEN-BREAKFAST ROOM and DOWNSTAIRS WC, first floor landing, FOUR BEDROOMS all of which are a good sized double with the master enjoying its own EN SUITE in addition to the main LUXURY BATHROOM SUITE. Externally the property benefits from PRIVATE GARDENS to the side and rear, offering ample space for seating and entertaining in addition to a SPACIOUS OUTBUILDING. To the front, the property has a driveway providing AMPLE OFF ROAD PARKING leading to a GARAGE.

This MODERN HOUSE is located in this highly sought-after and quiet PRIVATE ROAD towards the northern outskirts of St Leonards, within easy reach of the historic town of Battle with excellent schooling in addition to Hastings town centre and the A21.

The property is considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

### **PRIVATE FRONT DOOR**

Leading to:

### **ENTRANCE HALLWAY**

Built in storage/ cloaks cupboard,. stairs rising to the first floor accommodation, radiator.

### **LOUNGE**

15'4 x 12'8 (4.67m x 3.86m)

Feature log burner, radiator, built in under stairs storage cupboard, double glazed windows and double glazed French doors to rear aspect overlooking the garden.

### **KITCHEN-DINER**

17'8 x 8'3 (5.38m x 2.51m)

Beautifully presented and modern, comprising a range of eye and base level

units with worksurfaces over, four ring gas hob with extractor above, integrated oven/ grill, integrated microwave, integrated fridge freezer, integrated dishwasher, inset sink with flexible mixer tap, ample space for dining table and chairs, double glazed window to front aspect.

### **DOWNSTAIRS WC**

Dual flush wc, wash hand basin, radiator, part tiled walls, double glazed obscured window to front aspect, extractor fan.

### **FIRST FLOOR LANDING**

Airing cupboard,

### **BEDROOM**

14' x 10'9q (4.27m x 3.28m)

Dual aspect room with double glazed windows to side and rear aspects, radiator, door to:

### **EN SUITE**

10'9 x 4'9 (3.28m x 1.45m)

Walk in shower with shower screen, dual flush wc, radiator with heated towel rail, wash hand basin, part tiled walls, tiled flooring, extractor fan, double glazed obscured window to front aspect.

### **BEDROOM**

13'3 x 8'9 (4.04m x 2.67m)

Built in wardrobe, double glazed window to front aspect, radiator.

### **BEDROOM**

14'4 x 8'1 (4.37m x 2.46m)

Double glazed window to rear aspect, radiator.

### **BEDROOM**

10'5 x 6'5 (3.18m x 1.96m)

Double glazed window to rear aspect, radiator.

### **BATHROOM**

8' x 6'2 (2.44m x 1.88m)

Luxury suite comprising a freestanding bath with mixer tap, separate walk in shower, dual flush wc, wash hand basin, part tiled walls, tiled flooring, extractor fan, double glazed obscured window to front aspect.

**GARAGE**

19'3 x 10'10 (5.87m x 3.30m)

Up and over door, power and lighting, window to rear aspect, personal door to side aspect.

**REAR GARDEBN**

The property enjoys a private corner plot garden enjoying two large patio areas, one being set beneath pergola, ideal for seating and entertaining, spacious outbuilding. The rest of the garden is predominantly laid to lawn with planted borders, featuring a range of plants, shrubs and trees.

**OUTSIDE - FRONT**

Block paved driveway providing ample off road parking leading to a garage, area of front garden, patio area providing further seating space.

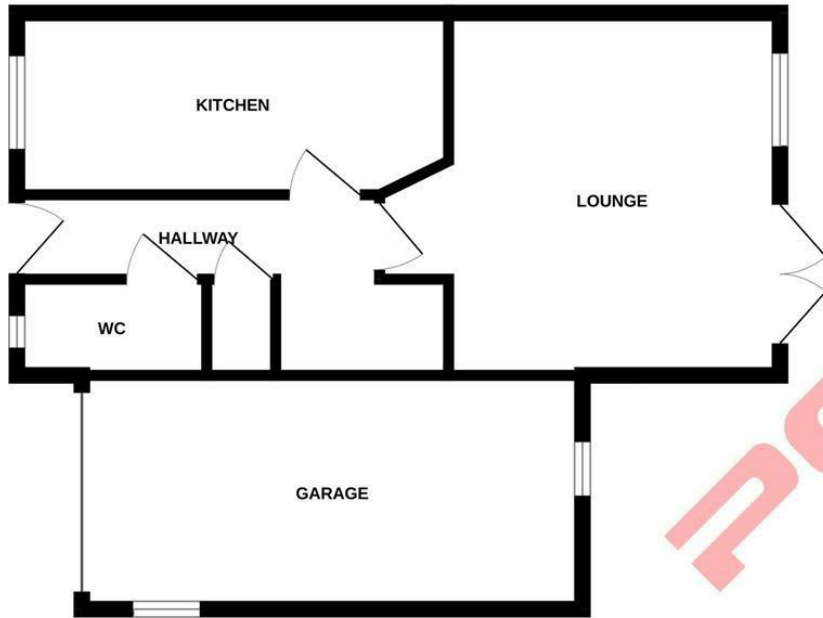
Council Tax Band: E



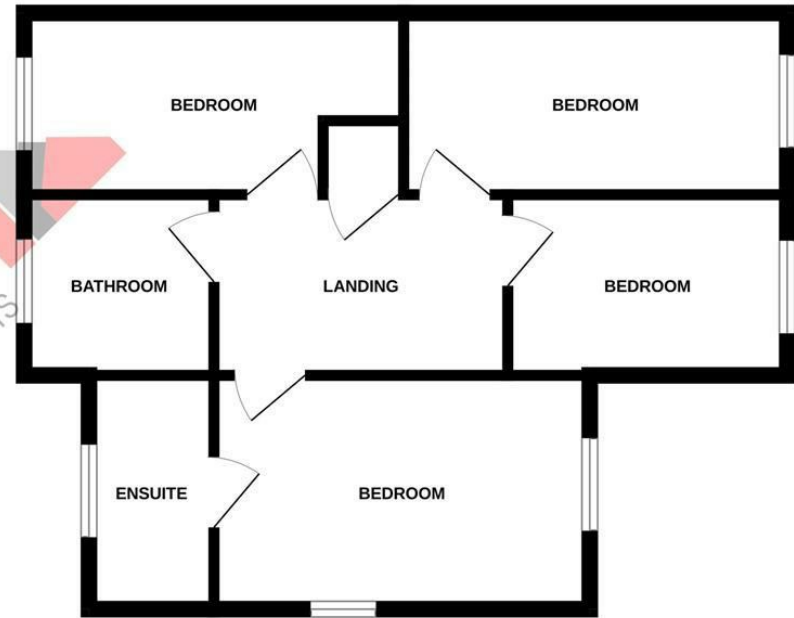




GROUND FLOOR



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) <b>A</b>		<b>93</b>
	(81-91) <b>B</b>		<b>83</b>
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.