



**11, Monarch Gardens, St. Leonards-On-Sea, TN37 7EW**

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Tel: 01424 839111

**Offers In Excess Of £325,000**

PCM ESTATE AGENTS are delighted to present to the market an opportunity to secure, this THREE BEDROOM, TWO BATHROOM, DETACHED FAMILY HOME offering spacious and well-presented accommodation throughout, along with PRIVATE AND SECLUDED GARDENS backing directly onto woodland.

The accommodation comprises an entrance hallway, LARGE OPEN PLAN LIVING SPACE with a NEWLY FITTED KITCHEN, a DOWNSTAIRS WC, and to the first floor a landing, THREE BEDROOMS, with the principal bedroom benefiting from an EN-SUITE, and a separate SHOWER ROOM.

Externally, the property enjoys a private and SECLUDED REAR GARDEN backing onto woodland, featuring a decked area ideal for entertaining and a further generous lawned area. To the front of the property there is OFF ROAD PARKING for multiple vehicles and access to a GARAGE.

Situated on a highly sought-after and peaceful cul-de-sac on the northern outskirts of St Leonards, this property is considered an ideal family home. Early viewing is strongly advised, please call now to avoid disappointment.

#### **UPVC PRIVATE FRONT DOOR**

Leading to;

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator, door to;

#### **DOWNSTAIRS WC**

Low level dual flush wc, wash hand basin with tiled splashback, consumer unit, double glazed obscured window to front aspect.

#### **LOUNGE**

14'8 x 11'7 (4.47m x 3.53m)

Television point, inset LED down lights, radiator, double glazed French doors opening to the rear garden, double glazed window to side aspect, open plan to:

#### **KITCHEN**

12'1 x 8'6 (3.68m x 2.59m)

Newly fitted with a range of eye and base level units, inset one & 1/2 bowl inset sink with mixer tap, ample countertop space, four ring electric hob with extractor above, built in eye level oven with space and plumbing for washing machine, integrated dishwasher, built in fridge freezer, large larder style cupboard, double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect, loft hatch.

#### **MASTER BEDROOM**

10'7 x 9'1 (3.23m x 2.77m)

Double glazed window to front aspect, radiator, large built in wardrobes, door to;

#### **EN SUITE**

5'7 x 5'3 (1.70m x 1.60m)

Panelled bath with mixer tap and electric shower attachment, wc, wash hand basin, part tiled walls, extractor fan, double glazed obscured window to front aspect.

#### **BEDROOM**

8'6 x 8' (2.59m x 2.44m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

9' x 5'9 (2.74m x 1.75m)

Radiator, double glazed window to rear aspect having pleasant views over the garden.

#### **SHOWER ROOM**

5'6 x 5' (1.68m x 1.52m)

Newly fitted with walk in shower cubicle with mains pressure shower, wash hand basin with mixer tap and storage below, vanity mirror, low level dual flush wc, chrome ladder style radiator, part tiled walls, double glazed obscured window to side aspect.

#### **REAR GARDEN**

Good sized decked area with ample space for seating and entertaining, personal door to garage, steps down to a good sized area of lawn and a range of mature shrubs. The garden provides ample space for families and entertaining.

#### **OUTSIDE - FRONT**

Area of lawn, off road parking for two vehicles, access to:

#### **GARAGE**

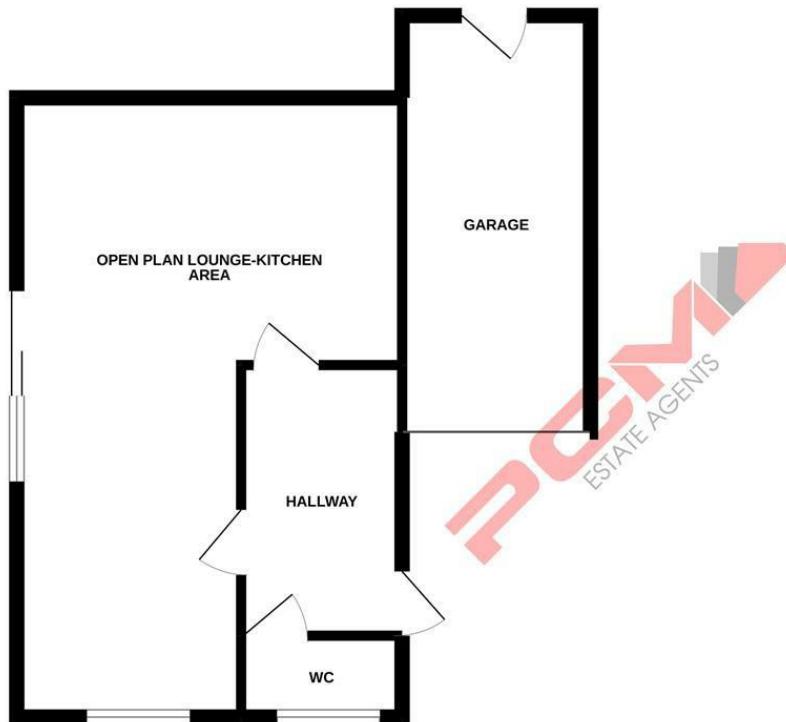
17'9" x 8'7" (5.41m x 2.62m)

Personal door to garden, up and over door, power and light. Currently used for additional storage.

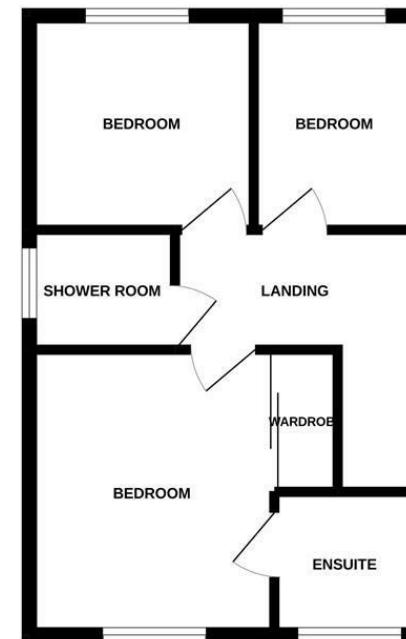
Council Tax Band: D



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			
EU Directive 2002/91/EC		70	75
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			