



ESTATE AGENTS

**The Oaks, 221, Harley Shute Road, St. Leonards-
On-Sea, TN38 9JJ**

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Guide Price £700,000

****GUIDE PRICE £700,000 to £725,000****

PCM Estate Agents are proud to present to the market a UNIQUE OPPORTUNITY to acquire this INDIVIDUAL DETACHED FOUR/ FIVE BEDROOMED FAMILY HOME on this prestigious road in West St Leonards occupying a slightly elevated position from the road with a good sized driveway providing OFF ROAD PARKING for multiple vehicles. This DETACHED FAMILY HOME has SPACIOUS AND VERSATILE ACCOMMODATION arranged over three floors with over 3000 sq/ft.

To the ground floor a light and spacious entrance hall provides access onto an IMPRESSIVE DOUBLE ASPECT LIVING ROOM with brick fireplace, from the living room there is access to a CONSERVATORY offering a pleasant outlook over the expansive level garden, SEPARATE DINING ROOM, KITCHEN-BREAKFAST ROOM, utility, DOWNSTAIRS WC and an INTEGRAL DOUBLE GARAGE. To the first floor is an IMPRESSIVE MASTER BEDROOM with access to a DRESSING ROOM with bespoke fitted oak Hammond wardrobes and drawers and an EN SUITE SHOWER ROOM, on this floor there are THREE FURTHER DOUBLE BEDROOMS, two of which have built in wardrobes in addition to a family bathroom, whilst to the second floor is an impressive 36ft room which is adaptable and could be used as an occasional FIFTH BEDROOM/ OFFICE SPACE or FAMILY ROOM. This residence enjoys benefits including gas fired central heating and double glazing. The rear garden faces a WESTERLY ASPECT and is mainly laid to lawn with a raised granite patio area offering ample outside space for the family to enjoy.

A house like this rarely comes to the market and must be viewed to fully appreciate the quality of accommodation on offer. Located close by are popular schooling establishments and amenities with a bus stop close by giving access to Hastings town centre with its comprehensive range of shopping sporting, recreational facilities. There are also access roads to the nearby towns of Bexhill and Battle.

Please call the owners agents now to view.

WOODEN PARTIALLY GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, light and spacious entrance hall with double glazed window with obscured glass to front aspect, under stairs recessed area, with alarm pad radiator, dado rail, cornicing, double opening doors to;

DOUBLE ASPECT LIVING ROOM

25'5 x 14'10 (7.75m x 4.52m)

Spacious, double aspect with double glazed window to front and double glazed sliding patio doors to rear providing access to conservatory. Well-decorated with cornicing, picture rail, two double radiators, television points and telephone points. The central focal point of this room is the brick built fireplace with storage either side, the fireplace itself has a solid oak beam and space for gas fire, there is also the potential for an open fire or wood burning stove subject to relevant consent.

CONSERVATORY

16'1 max x 12'5 (4.90m max x 3.78m)

Pleasant outlook over the garden, UPVC construction with sliding patio doors to side elevation and further door to rear elevation, windows to both side and rear with a solid brick wall to the other side elevation, tiled flooring, power and lighting.

DINING ROOM

15' x 10'7 (4.57m x 3.23m)

Light and spacious with cornicing, dado rail, radiator, double glazed window to front aspect, door to;

KITCHEN-BREAKFAST ROOM

21'8 max x 11'6 (6.60m max x 3.51m)

Set to the rear of the property with pleasant views over the garden via two double glazed windows, fitted with a range of bespoke eye and base level cupboards and drawers with tiled work surfaces over, tiled upstands, four ring gas hob with extractor over, waist level double oven and grill, inset one ½ bowl drainer/ sink unit with mixer tap, breakfast bar, down lighting, under cupboard lighting and lighting to the top of the cupboards also, integrated fridge freezer and dishwasher, pull out corner concealed carousel's for extra storage and return door to entrance hall, further door to;

UTILITY ROOM

12'7 max narrowing to 8'10 x 9'1 (3.84m max narrowing to 2.69m x 2.77m)

Coving to ceiling, wall mounted Worcester boiler, radiator, space and plumbing for washing machine and tumble dryer set beneath kitchen worktops, further wall mounted and base level cupboards with a freestanding ceramic butler style sink, doors opening to integral double garage and door to downstairs wc, double glazed window and door to rear aspect overlooking and providing access onto the garden.

DOWNSTAIRS WC

Pedestal wash hand basin with mixer tap, low level wc, coving to ceiling, double glazed obscured glass window to rear aspect.

FIRST FLOOR LANDING

Stairs rising to second floor, cornicing, dado rail, radiator, airing cupboard, double glazed window to front aspect. Door to;

LOBBY

Archway leading to;

MASTER BEDROOM

19'4 x 13'7 (5.89m x 4.14m)

Impressive height, spacious bedroom with cornicing, radiators, bespoke built in oak Hammond wardrobes with drawers and matching bedside tables, double glazed window to front aspect, archway through to;

DRESSING ROOM

13'7 x 5'3 (4.14m x 1.60m)

Matching fitted oak Hammond fitted wardrobes and drawers with dressing table and storage, double glazed window to rear aspect with pleasant view over the garden.

EN SUITE SHOWER ROOM

Walk in shower enclosure, tiled with shower, low level wc, pedestal wash hand basin with mixer tap, bidet, part tiled walls, wall mounted mirror, coving to ceiling, double glazed pattern glass windows to rear aspect.

BEDROOM

13'8 x 11'9 (4.17m x 3.58m)

Coving to ceiling, built in wardrobes radiator, double glazed window to rear aspect with pleasant views over the garden.

This bedroom once had an adjoining door which has now been concealed and covered over but could be re-instated.

BEDROOM

13'6 x 10'8 (4.11m x 3.25m)

Coving to ceiling, built in wardrobes, radiator, double glazed window to front aspect.

This bedroom once had an adjoining door which has now been concealed and covered over but could be re-instated.

BEDROOM

15'4 x 12'4 (4.67m x 3.76m)

Coving to ceiling, radiator, fitted waist high base cupboards with open shelves above, double glazed window to front aspect.

BATHROOM

Panelled bath with shower over and glass shower screen, twin pedestal wash hand basins, wc, part tiled walls, double glazed window to rear aspect.

SECOND FLOOR

Into;

OFFICE/ OCCASIONAL BEDROOM

36'8 max x 13' (11.18m max x 3.96m)

Two velux windows to rear aspect with pleasant view over the garden, double glazed window to front aspect overlooking the pleasant seating area, two radiators, power and light, access to eaves storage and access to further storage cupboard.

OUTSIDE

The property is set back from the road with a large tarmac driveway providing parking for multiple vehicles. There is a large section of lawn to the front with raised planting areas, three impressive oak trees and the walled raised planting area with mature plants and shrubs, gated access to rear.

REAR GARDEN

Relatively level family friendly garden with two stone patio's with one abutting the property having a mixture of coloured slabs and more formal raised patio consisting of granite slabs offering ample space for patio furniture and chairs to entertain in the summer months and relax. Wooden shed, brick built barbequing area, fenced and hedged boundaries, outside water tap, outside power points, gated side access to front. The garden is westerly facing and enjoys plenty of sunshine.

GARAGE

17'2 x 14'3 (5.23m x 4.34m)

Power and light, up and over door to front aspect, radiator, cupboard concealed gas meter.

NOTE

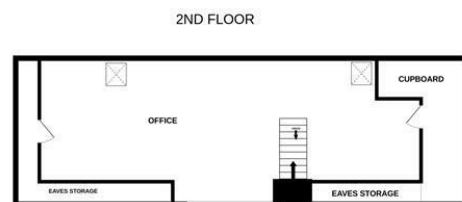
The vendor has made us aware that they are happy for some items to be included in the sale and we are able to provide a list of these items at offer stage.

Council Tax Band: F

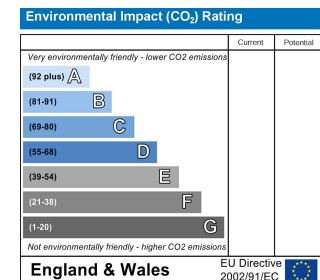
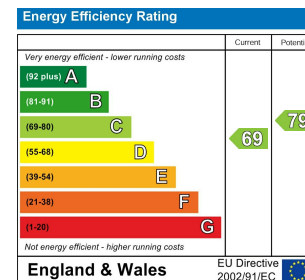








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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