



6, Smithys Close, St. Leonards-On-Sea, TN37 7SU

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Offers In Excess Of £400,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this adaptable FIVE BEDROOM LINK DETACHED FAMILY HOME tucked away in a quiet cul-de-sac location within this favourable region of Little Ridge. Offering modern comforts including gas fired central heating, double glazing, driveway providing OFF ROAD PARKING, a GARAGE and a GOOD SIZED FAMILY FRIENDLY GARDEN.

Inside, you are greeted by a spacious entrance hall, from here you can access the DOWNSTAIRS WC, lounge transitioning nicely into the OPEN PLAN KITCHEN-BREAKFAST ROOM where you can access the rear garden via the patio doors or enter the SEPARATE DINING ROOM. Upstairs, the landing provides access to a MASTER BEDROOM with EN SUITE SHOWER ROOM, FOUR FURTHER BEDROOMS and a main family bathroom.

The property is situated within easy reach of popular schooling establishments and nearby amenities including the Conquest Hospital. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, double radiator, doors to:

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin with tiled splashbacks, radiator, double glazed window to front aspect.

LIVING ROOM

16'9 into bay x 12'7 narrowing to 10'7 (5.11m into bay x 3.84m narrowing to 3.23m)

Double glazed bay window to front aspect, television and telephone points, radiator, double glazed bay window to front aspect, door opening to:

KITCHEN-BREAKFAST ROOM

15'6 x 10'2 (4.72m x 3.10m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset resin one & ½ bowl drainer-sink unit with mixer tap, five ring gas hob with extractor over, waist level oven and separate grill, two integrated under counter freezer, under counter fridge, integrated dishwasher, breakfast bar seating area, part tiled walls, wood effect tiled flooring, television point, built in larder cupboard, double glazed window and sliding patio doors providing access to the garden, door to:

DINING ROOM

17'8 x 8' (5.38m x 2.44m)

Dual aspect with double glazed window to front, double glazed French doors to rear providing access and outlook onto the garden, radiator, door to garage.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, airing cupboard housing immersion heater.

BEDROOM

13'8 x 10'6 (4.17m x 3.20m)

Built in wardrobes with sliding doors, radiator, double glazed window to rear aspect, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure with shower, pedestal wash hand basin, low level wc, ladder style heated towel rail, extractor fan for ventilation, part tiled walls, double glazed window to side aspect.

BEDROOM

10'6 x 9'2 (3.20m x 2.79m)

Radiator, double glazed window to rear aspect.

BEDROOM

13'3 x 8'4 (4.04m x 2.54m)

Double radiator, television point, built in wardrobes, double glazed window to front aspect.

BEDROOM

11'3 x 6'6 (3.43m x 1.98m)

Measurement excludes recess. Radiator, double glazed window to front aspect.

BEDROOM

8'8 x 7'2 (2.64m x 2.18m)

Radiator, double glazed window to front aspect.

BATHROOM

Panelled bath with shower over and glass shower screen, low level wc, pedestal wash hand basin, chrome ladder style heated towel rail, part tiled walls, tiled flooring, double glazed window with pattern glass to rear aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking, access to:

GARAGE

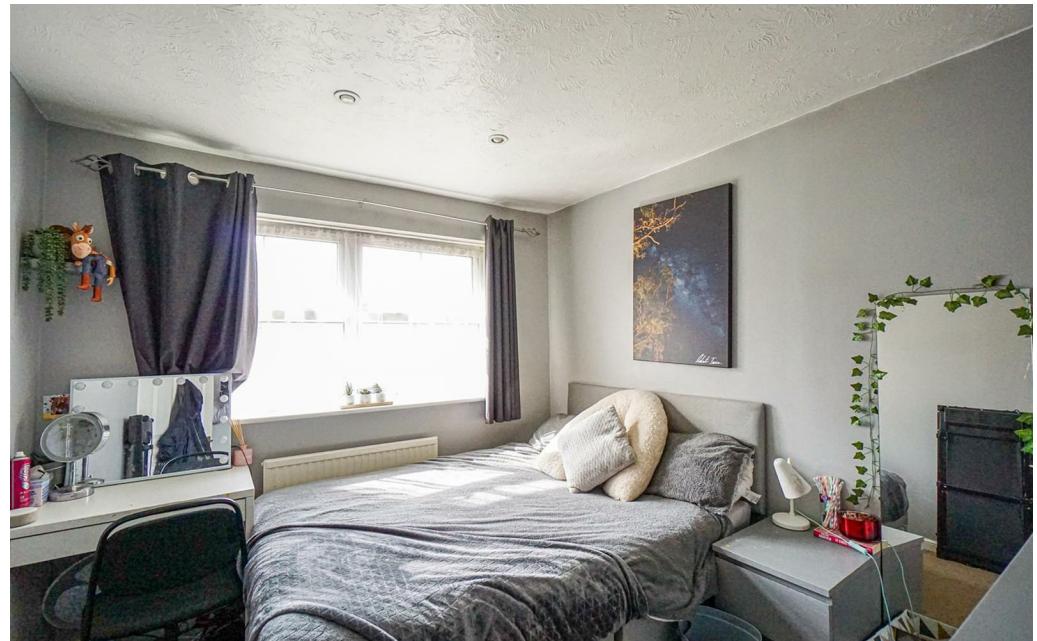
18'3 x 8'1 (5.56m x 2.46m)

Power and light, space and plumbing for washing machine, wood laminate flooring, up and over door, personal door to dining room.

REAR GARDEN

South-westerly facing with patio abutting the property, good sized section of lawn, fenced boundaries, wooden shed, gated side access to front, planted borders with mature shrubs and small trees.

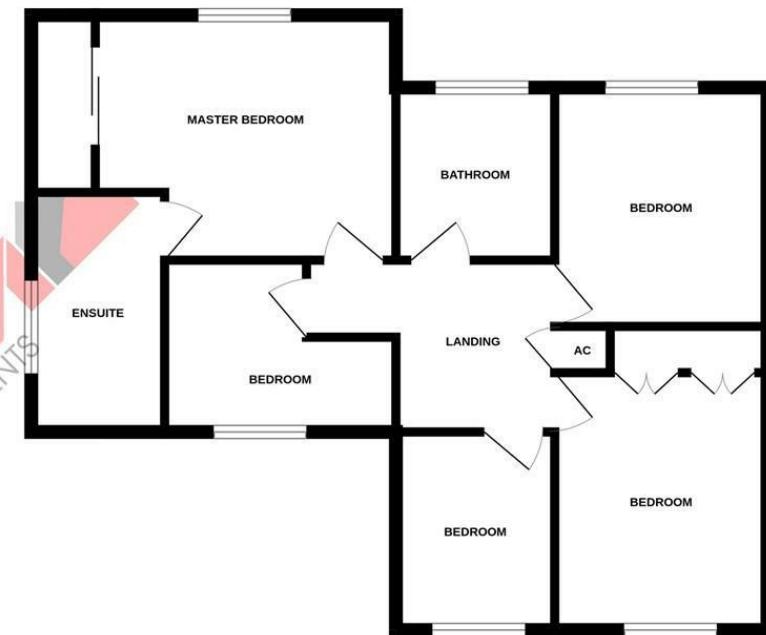
Council Tax Band: D



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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			

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			
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.