



22, Augustus Way, St. Leonards-On-Sea, TN37 7NR

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £435,000

A FOUR BEDROOM, TWO BATHROOM, EXTENDED DETACHED FAMILY HOME with FANTASTIC REAR GARDEN located on a sought-after and quiet cul-de-sac towards the northern outskirts of St Leonards.

PCM Estate Agents are delighted to offer this FANTASTIC HOME offering deceptively spacious and well-presented accommodation arranged over two floors comprising a generous entrance hallway, lounge, 21ft KITCHEN open plan to a CONSERVATORY, UTILITY ROOM, separate wc and a further RECEPTION ROOM converted from the garage. To the first floor the property benefits from FOUR BEDROOMS with the master enjoying its own EN SUITE in addition to the main family bathroom.

Externally the property boasts a LOVELY REAR GARDEN which is beautifully presented and features a range of mature shrubs, plants and trees in addition to a greenhouse, storage shed and LARGE AREA OF DECKING offering a great spot for outdoor seating and entertaining. To the front of the property there is a driveway providing OFF ROAD PARKING.

This MUST SEE FAMILY HOME is located in a RARELY AVAILABLE and sought-after cul-de-sac towards the northern outskirts of St Leonards, considered within easy reach of the historic town of Battle and Hastings town centre in addition to a number of local schooling facilities, making this an IDEAL FAMILY HOME.

Viewing comes highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with stairs rising to first floor accommodation, double glazed window to side aspect, radiator, door to:

LOUNGE

17'7 max x 14'8 max (5.36m max x 4.47m max)

Spacious light and airy room with gas fireplace, double glazed window to front aspect, radiator, double doors leading to:

KITCHEN

21'2 x 7'9 (6.45m x 2.36m)

Comprising a range of eye and base level units with worksurfaces over, four ring induction hob with extractor above, integrated oven and multi functional grill/microwave and warming drawer, integrated dishwasher, integrated fridge freezer, inset one & ½ bowl stainless steel inset sink with mixer tap, double glazed window to rear aspect, open plan to:

CONSERVATORY

14'9 x 8'9 (4.50m x 2.67m)

Double glazed windows to both side and rear aspects overlooking the garden, double glazed French doors to side aspect.

UTILITY ROOM

Further eye and base level units with worksurfaces over, space and plumbing for washing machine, space for tumble dryer, radiator, double glazed window to rear aspect, double glazed door to side aspect leading out to the garden. Door to:

WC

WC, wash hand basin, chrome ladder style radiator, built in storage cupboard, double glazed obscured window to side aspect.

RECEPTION ROOM

18' x 7'11 (5.49m x 2.41m)

Formerly the garage, this room now provides additional living space which could be considered ideal for use as a home office/ playroom with double glazed windows to both front and side aspects, power lighting, built in storage cupboards housing the boiler and electricity meters.

FIRST FLOOR LANDING

Loft hatch, built in storage cupboard, double glazed window to side aspect.

MASTER BEDROOM

12'4 x 11'2 (3.76m x 3.40m)

Built in wardrobes, radiator, two double glazed windows to front aspect, door to:

EN SUITE SHOWER ROOM

8'10 x 5'4 (2.69m x 1.63m)

Walk in double shower with shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, part tiled walls with matching floor tiled, extractor fan, double glazed obscured window to front aspect.

BEDROOM

11'5 x 9'9 (3.48m x 2.97m)

Double glazed window to rear aspect enjoying a pleasant outlook and a sea view, radiator.

BEDROOM

7'11 x 7'7 (2.41m x 2.31m)

Double glazed window to rear aspect enjoying a pleasant outlook, radiator.

BEDROOM

7'11 x 8'8 (2.41m x 2.64m)

Double glazed window to rear aspect enjoying a pleasant outlook, radiator.

BATHROOM

8'9 x 5'3 (2.67m x 1.60m)

Panelled bath with mixer tap and shower attachment, wash hand basin set into vanity unit with ample storage below, dual flush wc, radiator, part tiled walls, double glazed obscured window to side aspect.

REAR GARDEN

Fantastic private and enclosed space being beautifully presented with a large area of decking abutting the property, offering an ideal space for outdoor seating and entertaining, the main area of garden is predominantly laid to lawn with a range of mature shrubs, plants and trees, large greenhouse, storage shed/ workshop with power, further areas for seating and enjoying a sunny aspect.

OUTSIDE - FRONT

Area of front garden, driveway providing off road parking.

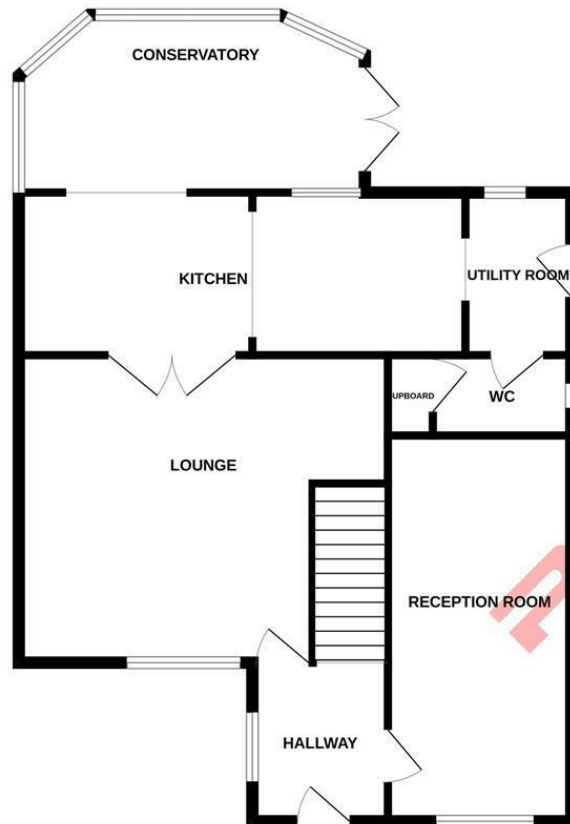
AGENTS NOTE

The vendor has advised that they have recently has a new boiler installed.

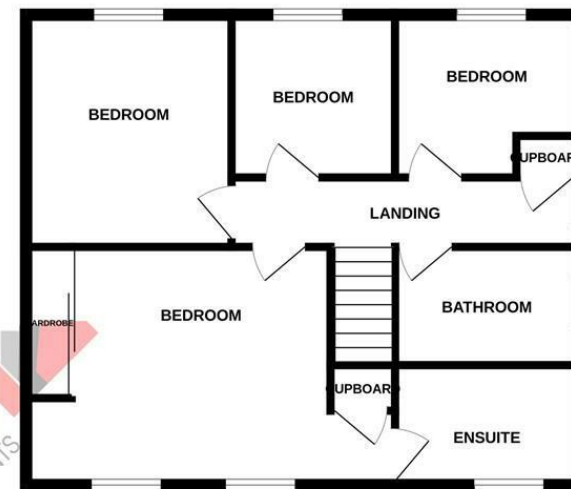
Council Tax Band: D



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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