



ESTATE AGENTS

**2, Wittersham Rise, St. Leonards-On-Sea, TN38
9PW**

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Price £450,000

PCM Estate Agents are delighted to introduce to the market an exceptional opportunity to acquire this BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED MODERN FAMILY HOME, positioned in a quiet, sought-after cul-de-sac within a highly desirable part of St. Leonard's, this home is perfectly positioned within range of several schools and an array of local amenities. The property boasts a SPACIOUS GARAGE, a DRIVEWAY, and a meticulously LANDSCAPED REAR GARDEN.

Inside, the home offers modern comforts, with gas-fired central heating and double glazing throughout. The thoughtfully designed accommodation spans two floors but arranged with split levels, creating a dynamic and flexible living space.

On the entry level, you are welcomed by an inviting entrance hall leading to a SPACIOUS LOUNGE, which seamlessly connects to a FORMAL DINING ROOM, this room could be an ideal study or playroom if desired. On the lower level, an expansive OPEN PLAN KITCHEN-BREAKFAST-DINING AREA unfolds, complete with BI-FOLD DOORS that open onto a light-filled CONSERVATORY, perfect for enjoying the garden views. A CLOAKROOM and INTEGRAL GARAGE access complete this floor.

Upstairs, the FOUR GENEROUSLY SIZED BEDROOMS await, with the primary bedroom benefiting from its own EN-SUITE SHOWER ROOM. A family SHOWER ROOM serves the remaining three bedrooms.

The LANDSCAPED GARDEN, a true standout feature, has been carefully curated over the years, now offering ample space for both family life and outdoor enthusiasts, with a variety of mature plants and ample patio space for alfresco dining.

Viewings are highly recommended for those seeking an attractive, modern family home in a in a great setting. Don't miss out—book your viewing today!

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

15'4 x 6'7 (4.67m x 2.01m)

Stairs to upper and lower floor accommodation, radiator, coving to ceiling, door to:

LIVING ROOM

17'1 into bay x 11'2 (5.21m into bay x 3.40m)

Coving to ceiling, marble fireplace with inset gas living flame fire, television and telephone points, radiator, double glazed bay window to front aspect and double opening doors to:

DINING ROOM/ PLAYROOM

11'2 x 9'6 (3.40m x 2.90m)

Coving to ceiling, radiator, double glazed windows to rear aspect with views onto the garden.

LOWER FLOOR HALL

Radiator, under stairs storage cupboard, doors to:

SEPARATE WC

Low level dual flush wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, extractor fan for ventilation, coving to ceiling, double glazed window to side aspect.

KITCHEN-BREAKFAST ROOM

16'1 x 8'6 (4.90m x 2.59m)

Fitted with a matching range of eye and base level cupboards and drawers with stone countertops and matching upstands, tiled splashbacks, Cooke and Lewis electric hob with cooker hood over and waist level combination oven and grill, space for microwave, inset drainer-sink unit with mixer tap, integrated slimline dishwasher, under counter fridge, full height larder style integrated freezer, coving to ceiling, down lights, radiator, double glazed window to rear aspect, double glazing bi-folding doors leading to:

CONSERVATORY

10'1 x 10' (3.07m x 3.05m)

Part brick construction with double glazed windows to both side and rear elevations, French doors opening up onto the garden, wall mounted radiator, ceiling light with fan.

HALF LANDING

Leading to:

BEDROOM

16'6 x 8'8 (5.03m x 2.64m)

Coving to ceiling, radiator, fitted bedroom furniture including wardrobes and dressing table, double glazed window to rear aspect with views over the rear garden.

BEDROOM

14'3 x 8'6 (4.34m x 2.59m)

Fitted bedroom furniture incorporating wardrobes and bedside tables, radiator, double glazed box bay window to front aspect.

SHOWER ROOM

Modern with walk-in shower, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, tiled walls, down lights, extractor for ventilation, double glazed window to front aspect.

FIRST FLOOR LANDING

Built in airing cupboard housing the pressurised tank, leading to:

MASTER BEDROOM

17'1 into bay x 12'2 narrowing to 10'7 (5.21m into bay x 3.71m narrowing to 3.23m)

Fitted bedroom furniture including wardrobes, bedside tables, radiator, coving to ceiling, double glazed bay window to front aspect, door to:

EN-SUITE

Walk in shower, concealed cistern dual flush wc, vanity enclosed wash hand basin with mixer tap, tiled walls, heated towel rail, down lights, extractor fan for ventilation, double glazed obscured glass window to front aspect.

BEDROOM

11'5 x 9'1 (3.48m x 2.77m)

Radiator, coving to ceiling, loft hatch to loft space, double glazed window to rear aspect with views onto the garden.

REAR GARDEN

Beautifully landscaped with a stone patio abutting the property, split level and sympathetically terraced with additional seating areas positioned in the garden, circular patio retained by a feature brick wall, raised planting beds and borders, shed with power and light, further canopied patio seating area having fixed wooden pergola, enjoying plenty of established planting borders and beds providing colour throughout the seasons, gated access to front, outside water tap, fenced and walled boundaries.

OUTSIDE - FRONT

Block paved drive providing off road parking, lawned front garden, hedged boundaries, path with steps up to the front door, access to:

GARAGE

17' x 9'10 (5.18m x 3.00m)

Measurement excludes recess.

Electric roller door, double glazed door to side with path leading to the front and rear gardens, wall mounted boiler, inset drainer-sink unit with mixer tap, space and plumbing for washing machine.

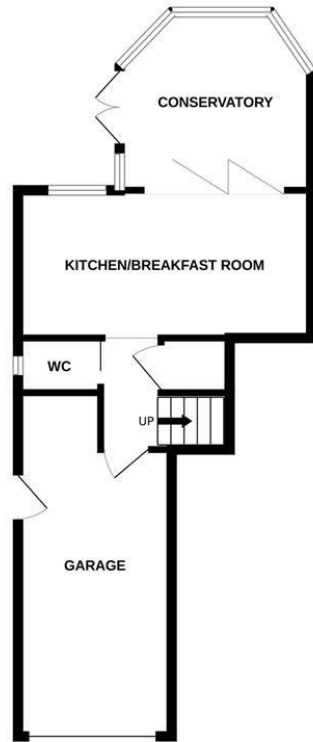
Council Tax Band: E



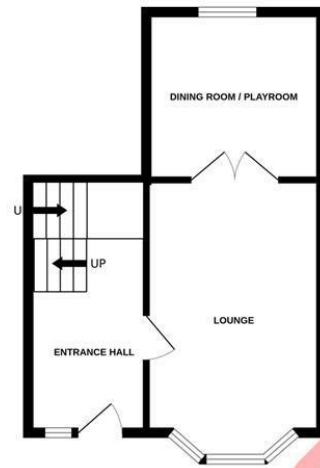




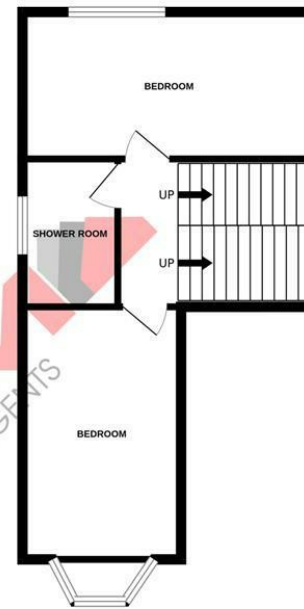
LOWER FLOOR



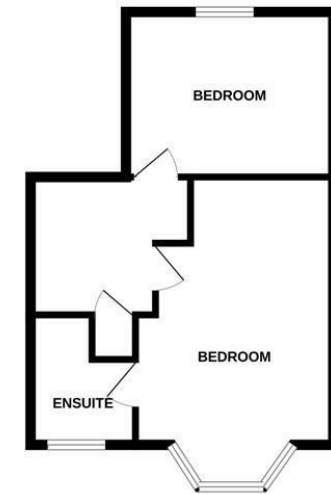
GROUND FLOOR



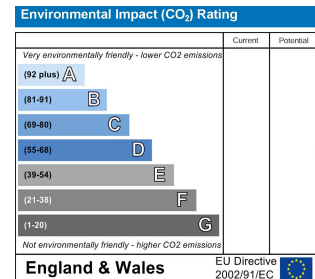
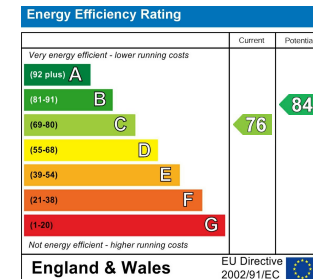
HALF LANDING



FIRST 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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