



ESTATE AGENTS

5 Pine View, Branksome Road, St. Leonards-On-Sea, TN38 0UA

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Price £400,000

PCM Estate Agents present to the market this STUNNING BRAND NEW THREE BEDROOM, TWO BATHROOM, DETACHED FAMILY HOME tucked away in this quiet and RARELY AVAILABLE Location, built to a HIGH SPECIFICATION with OFF ROAD PARKING. Offering well-appointed and well-proportioned accommodation. The property has a 10 YEAR BUILD GUARANTEE and is offered to the market CHAIN FREE - available to view now!

A spacious entrance hall with ample storage space provides access to a LOUNGE-DINER, 18ft MODERN KITCHEN with QUARTZ COUTERTOPS, matching upstands and a range of Bosch INTEGRATED APPLIANCES and a DOWNSTAIRS WC. Upstairs, the spacious landing provides access to a MASTER BEDROOM with EN SUITE SHOWER ROOM, TWO FURTHER WELL-PROPORTIONED BEDROOMS and the main family bathroom.

This home has been built to a HIGH SPECIFICATION with ENERGY EFFICIENCY in mind including AIR SOURCE HEATING and HIGH GRADE DOUBLE GLAZING, there is also the benefit of UNDERFLOOR HEATING to the ground floor.

Externally the property has a BLOCK PAVED DRIVE providing off road parking for two vehicles side-by-side, outside lighting and an EV CHARGING POINT, whilst to the rear there is a LANDSCAPED GARDEN with a SANDSTONE PATIO abutting the property and a section of lawn. The property has a LOVELY BACKDROP over an area of trees.

Forming part of a EXCLUSIVE DEVELOPMENT of just FIVE DETACHED FOUR & THREE BEDROOM FAMILY HOME'S built to an EXCEPTIONALLY HIGH STANDARD, tucked away in a quiet cul-de-sac location on one of the most sought-after roads within St Leonards. The development is approached via a newly laid block paved drive providing access to all five properties.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

COMPOSITE DOUBE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Wood effect LVT flooring with underfloor heating, under stairs storage cupboard, stairs rising to upper floor accomodation, down lights, built in storage cupboard housing the consumer unit and controls for the underfloor heating.

LOUNGE-DINER

16'7 x 13'4 (5.05m x 4.06m)

Wood effect LVT flooring with underfloor heating, television point, double glazed window and French doors to rear aspect providing a pleasant outlook and access to the rear garden.

KITCHEN

18'1 x 8'6 (5.51m x 2.59m)

Dual aspect with double glazed windows to side and front elevations, down lights, wood effect LVT flooring with underfloor heating. Modern and newly fitted wit a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having stone countertops and matching upstands over, Bosch five ring induction hob with fitted cooker hood over and electric fan assisted oven below, sunken resin sink with moulded drainer into the stone countertops, chrome mixer tap. range of integrated Bosch appliances including washing machine, dishwasher and tall fridge freezer, ample storage space, pull out waste disposal bin, ample space for breakfast table, television point.

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, double glazed window to side aspect.

BEDROOM

14'8 x 9'5 (4.47m x 2.87m)

Radiator, television point, double glazed window to front aspect, door to:

EN SUITE SHOWER ROOM

Walk in shower enclosure with chrome shower fixing, ring style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, heated

ladder towel rail, down lights, extractor for ventilation, part tiled walls, tiled flooring, double glazed window with frosted glass to side aspect.

BEDROOM

13'3 x 9'1 (4.04m x 2.77m)

Radiator, television point, double glazed window to rear aspect having pleasant views onto the garden and a leafy backdrop beyond.

BEDROOM

9'2 x 8'3 (2.79m x 2.51m)

Built in cupboard/ wardrobe, television point, radiator, double glazed window to rear aspect having pleasant outlook over the garden and leafy backdrop beyond.

FAMILY BATHROOM

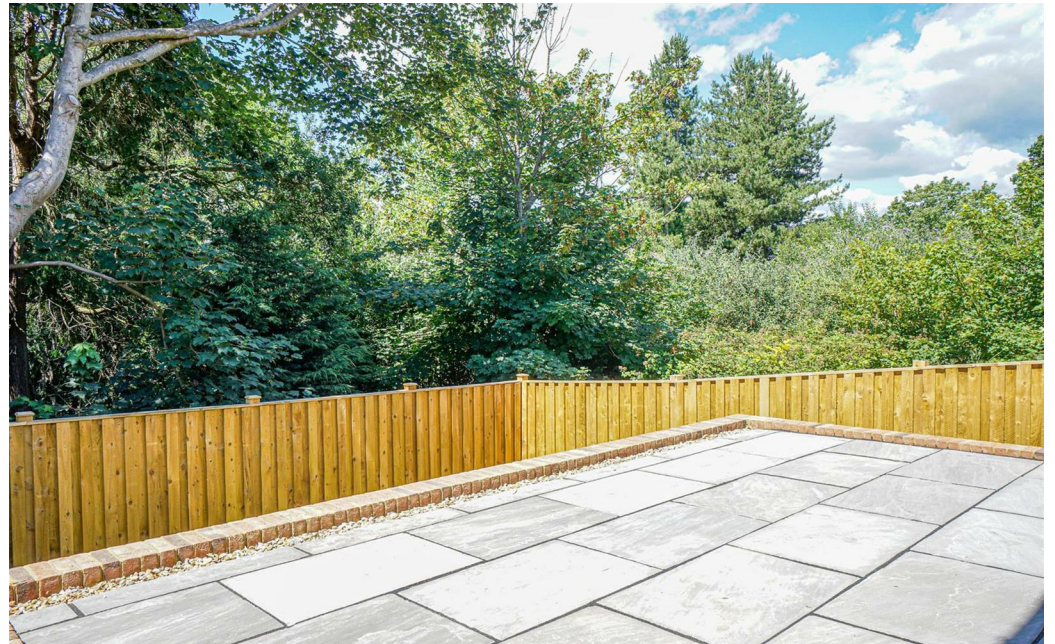
Panelled bath with chrome mixer tap, shower over bath with rain style shower head and hand-held shower attachment, glass shower screen, wall mounted vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, ladder style heated towel rail, large storage cupboard, part tiled walls, tiled flooring, down lights, extractor fan for ventilation, wall mounted vanity unit, double glazed window to front aspect with frosted glass for privacy.

OUTSIDE - FRONT

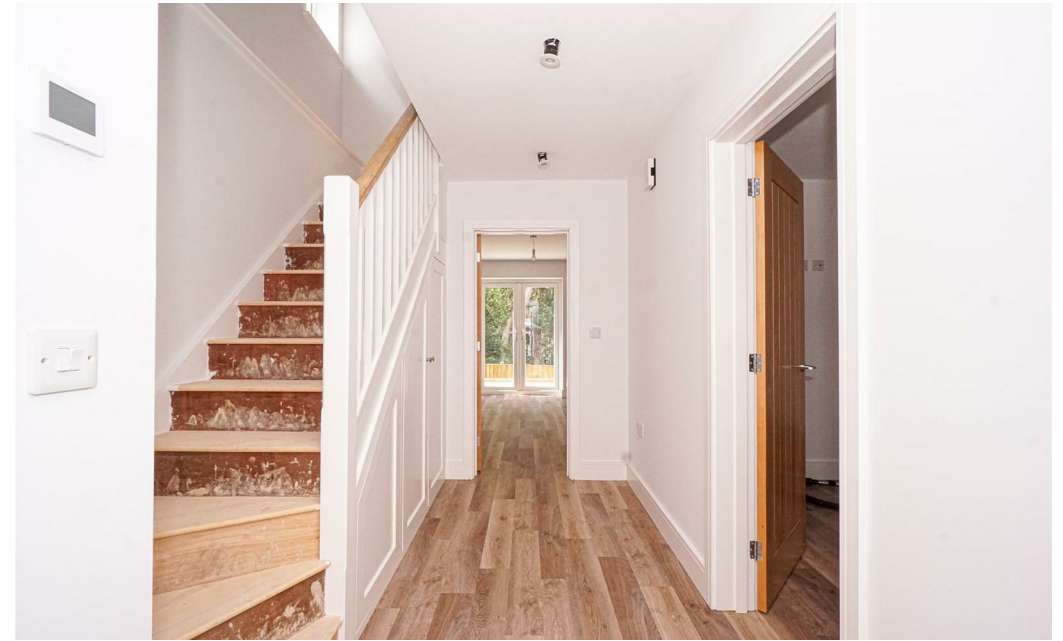
Block paved drive providing off road parking for two vehicles side-by-side, section of lawn, gated side access to rear garden, outside lighting, EV charging port.

REAR GARDEN

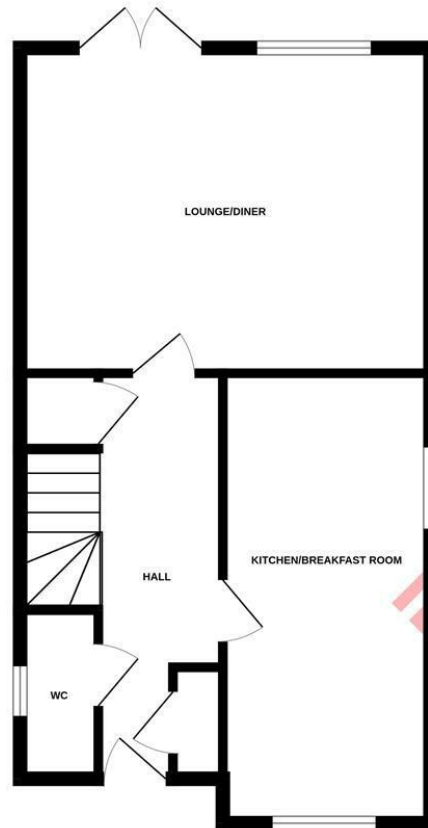
Sandstone patio abutting the property and offering ample outside space to sit out and eat al-fresco, lovely leafy backdrop, outside power point, lighting and water tap, fenced boundaries, section of lawn.



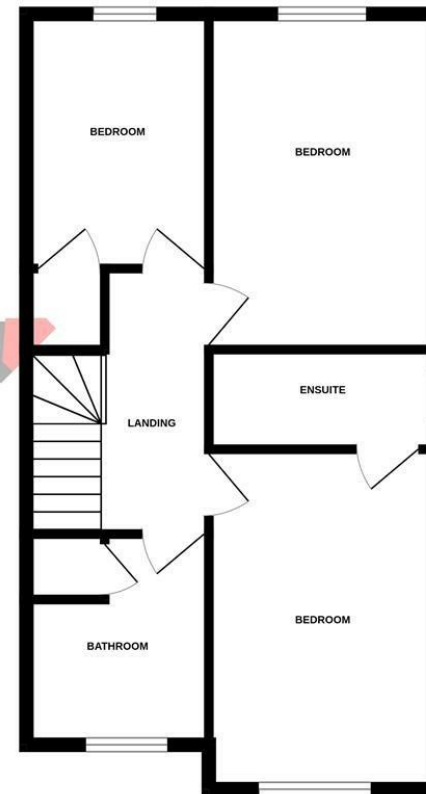




GROUND FLOOR



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		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.