



ESTATE AGENTS

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

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Price £550,000

**** LAST ONE REMAINING ****

PCM Estate Agents present to the market this STUNNING FOUR BEDROOM DETACHED FAMILY HOME 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 LARGE LIVING ROOM, OPEN PLAN KITCHEN-DINING ROOM with QUARTZ COUTERTOPS, matching upstands and a range of Bosch INTEGRATED APPLIANCES. This open plan kitchen-diner is a real feature of the home, with BI-FOLD DOORS leading to the NEWLY LANDSCAPED GARDEN. In addition, there is a SEPARATE UTILITY ROOM and a ground floor WC, which concludes the accommodation to the ground floor. Upstairs, the spacious landing provides access to a MASTER BEDROOM with EN SUITE SHOWER ROOM, THREE 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.

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 DOUBLE GLAZED FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accomodation, under stairs recessed area, wood effect LVT flooring with underfloor heating, down lights, double glazed window with frosted glass to side aspect, doors opening to:

LIVING ROOM

16' x 11'6 (4.88m x 3.51m)

Wood effect LVT flooring with underfloor heating, television point, double glazed window to front aspect.

KITCHEN-DINING ROOM

24'7 x 13'4 (7.49m x 4.06m)

Impressive open plan reception space with double glazed windows and double glazed bi-folding doors providing outlook and access onto the garden, down lights, television point, wood effect LVT flooring with underfloor heating. The kitchen area is fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, quartz countertops and matching upstands over, Bosch five ring induction hob with fitted extractor over, waist level Bosch oven and separate grill, integrated Bosch dishwasher and fridge freezer, breakfast bar seating area, sunken resin one & ½ bowl sink with mixer tap and moulded drainer into the counter top.

SEPARATE UTILITY ROOM

6'8 6'1 (2.03m 1.85m)

Down lights, extractor fan for ventilation, wood effect LVT flooring with underfloor heating, space and plumbing for washing machine and separate tumble dryer set beneath a quartz countertop with matching upstands, sunken resin sink with mixer tap and cupboard below, double glazed window to side aspect, door to storage/ airing cupboard housing the controls for the underfloor heating, water tank and consumer unit for the electrics as well as offering a practical storage space.

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with chrome mixer tap, wood effect LVT flooring, extractor fan for ventilation, double glazed window with frosted glass to front aspect.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, doors opening to:

MASTER BEDROOM

14'1 x 12'6 (4.29m x 3.81m)

Measurement excludes door recess. Radiator, television point, double glazed window to front aspect, door to:

EN SUITE

Large walk in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, wall mounted vanity enclosed wash hand basin with ample storage set beneath and mixer tap, concealed cistern dual flush low level wc, ladder style heated towel rail, part tiled walls, tiled flooring, down lights, extractor for ventilation, double glazed frosted glass window to side aspect.

BEDROOM

13'1 x 11'1 (3.99m x 3.38m)

Radiator, television point, double glazed window to rear aspect having views onto the private garden.

BEDROOM

12'3 x 11'2 (3.73m x 3.40m)

Radiator, television point, double glazed window to rear aspect with views onto the garden.

BEDROOM

13'3 max narrowing to 9'9 x 8'8 max (4.04m max narrowing to 2.97m x 2.64m max)

Radiator, television point, double glazed window to front aspect.

FAMILY BATHROOM

Modern suite comprising a bath with mixer tap and shower over with chrome shower fixing, waterfall style shower head and hand-held shower attachment, wall mounted vanity enclosed wash hand basin with storage set beneath and chrome mixer tap, dual flush low level wc, down lights, ladder style heated towel rail, part tiled walls, tiled flooring, extractor fan for ventilation, double glazed frosted glass window to side aspect.

OUTSIDE - FRONT

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

REAR GARDEN

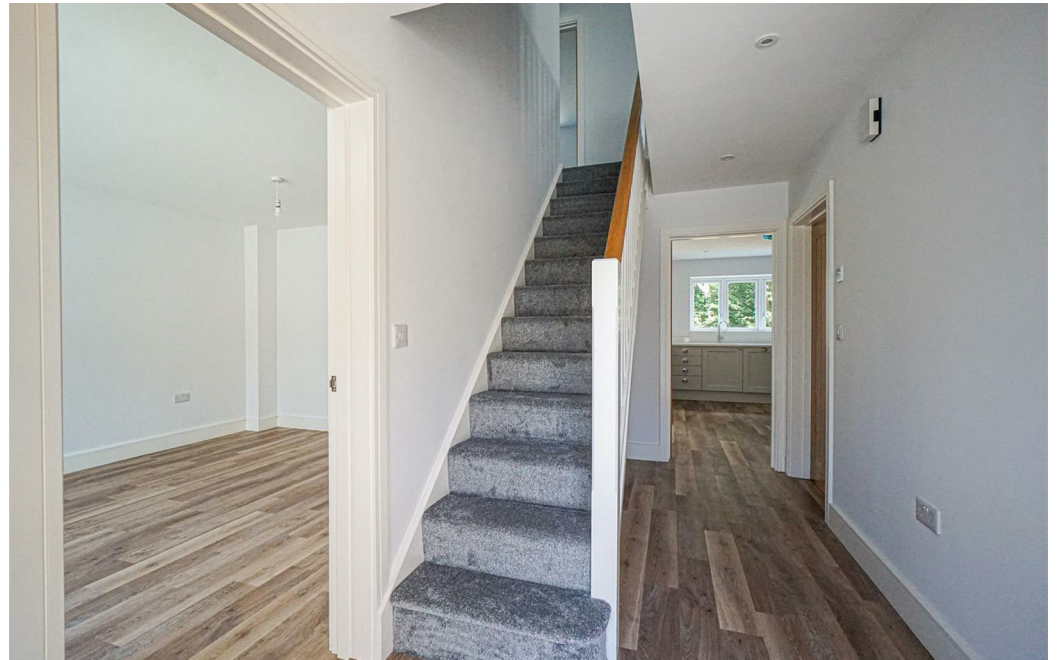
Side access to both side elevations to the front, sandstone patio abutting the property, steps up to level are of lawn, outside power point, outside lighting, fenced boundaries, outside water tap.

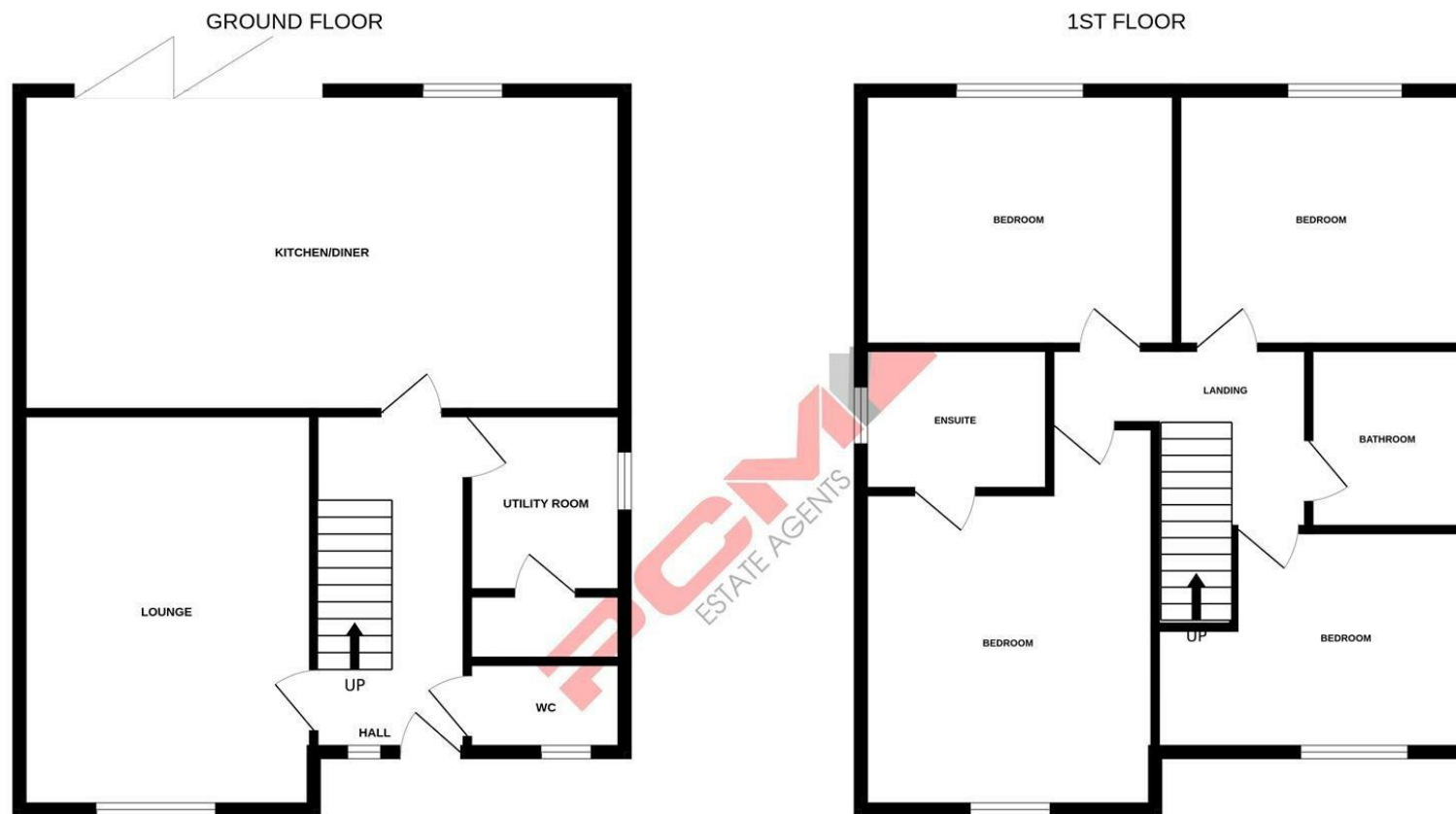
AGENTS NOTE

Please note that the internal images are that of another on the development, however the style etc will be to the same standard/ design.









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.