



ESTATE AGENTS

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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 EXTENDED DETACHED FOUR DOUBLE BEDROOMED MODERN FAMILY HOME located on this sought-after St Leonards road, close to popular schooling establishments and local amenities. SEA/ COASTAL VIEWS can be enjoyed from the front and rear of the property, some of which stretching to Beachy Head.

Inside the property offers well-appointed and well-proportioned accommodation arranged over two floors comprising a porch, entrance hall, DOWNSTAIRS SHOWER ROOM, large OPEN PLAN DOUBLE ASPECT LOUNGE-DINING ROOM, kitchen-breakfast room, lean to, upstairs landing providing access to FOUR DOUBLE BEDROOMS and a family bathroom. The property also benefits from gas fired central heating, double glazing, driveway set behind metal gates to the rear providing OFF ROAD PARKING and access to the ATTACHED GARAGE, and a REAR GARDEN that is relatively low maintenance and secure.

This property must be viewed to fully appreciate the position and overall accommodation on offer, and to take in those LOVELY VIEWS at the front and rear.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening onto;

PORCH

Port hole style window to the front aspect, wooden partially glazed door opening to;

SPACIOUS ENTRANCE HALL

With stairs rising to upper floor accommodation, radiator, telephone point, wall mounted thermostat control for gas fired central heating, large storage cupboard, further under stairs storage cupboard, door to;

DOWNSTAIRS SHOWER ROOM

Low level wc, pedestal wash hand basin, chrome ladder style heated towel rail, walk in shower enclosure, tiled walls, tile effect vinyl flooring, double glazed pattern glass window to side aspect.

LIVING ROOM

22'4 x 11'9 (6.81m x 3.35m) [2.74m)

Coving to ceiling, fireplace with gas fire, radiator, television point, door to kitchen, opening to dining room and double glazed window to front aspect.

DINING ROOM

12'1 x 8' (3.68m x 2.44m)

Radiator, coving to ceiling, double glazed windows and French doors to rear aspect providing access and outlook onto the garden.

KITCHEN-BREAKFAST ROOM

20' x 9'4 (6.10m x 2.84m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, five ring gas hob with extractor over, waist level oven and grill, inset drainer/ sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, floor standing boiler, part tiled walls, double glazed window to rear aspect with views onto the garden, ample space for dining table or breakfast table, radiator, double glazed window to side aspect with pleasant views extending to the sea, double glazed door to lean to and return door to entrance hall.

LEAN TO

Double glazed windows to both side and front elevations, double glazed door opening to garden.

FIRST FLOOR LANDING

Radiator, loft hatch providing access to loft space which is fully boarded with a pull down ladder, door to;

BEDROOM ONE

12'7 x 12'3 (3.84m x 3.73m)

Radiator, double glazed window to rear aspect with views that can be enjoyed towards the sea.

BEDROOM TWO

9'5 x 9'4 (2.87m x 2.84m)

Built in wardrobes and drawers, radiator, double glazed window to front aspect with pleasant views extending over rooftops towards Beachy Head.

BEDROOM THREE

9'8 x 8'9 (2.95m x 2.67m)

Radiator, double glazed window to front aspect with pleasant views extending over rooftops towards Beachy Head.

BEDROOM FOUR

9'1 x 8'7 (2.77m x 2.62m)

Radiator, double glazed window to rear aspect with views enjoyed over rooftops towards the sea.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, vanity enclosed wash hand basin, dual flush low level wc, ladder style heated towel rail, tiled walls, tile effect vinyl flooring, double glazed pattern glass window to side aspect.

FRONT GARDEN

The property is set back from the road with pathway to front door and sections of lawn either side.

REAR GARDEN

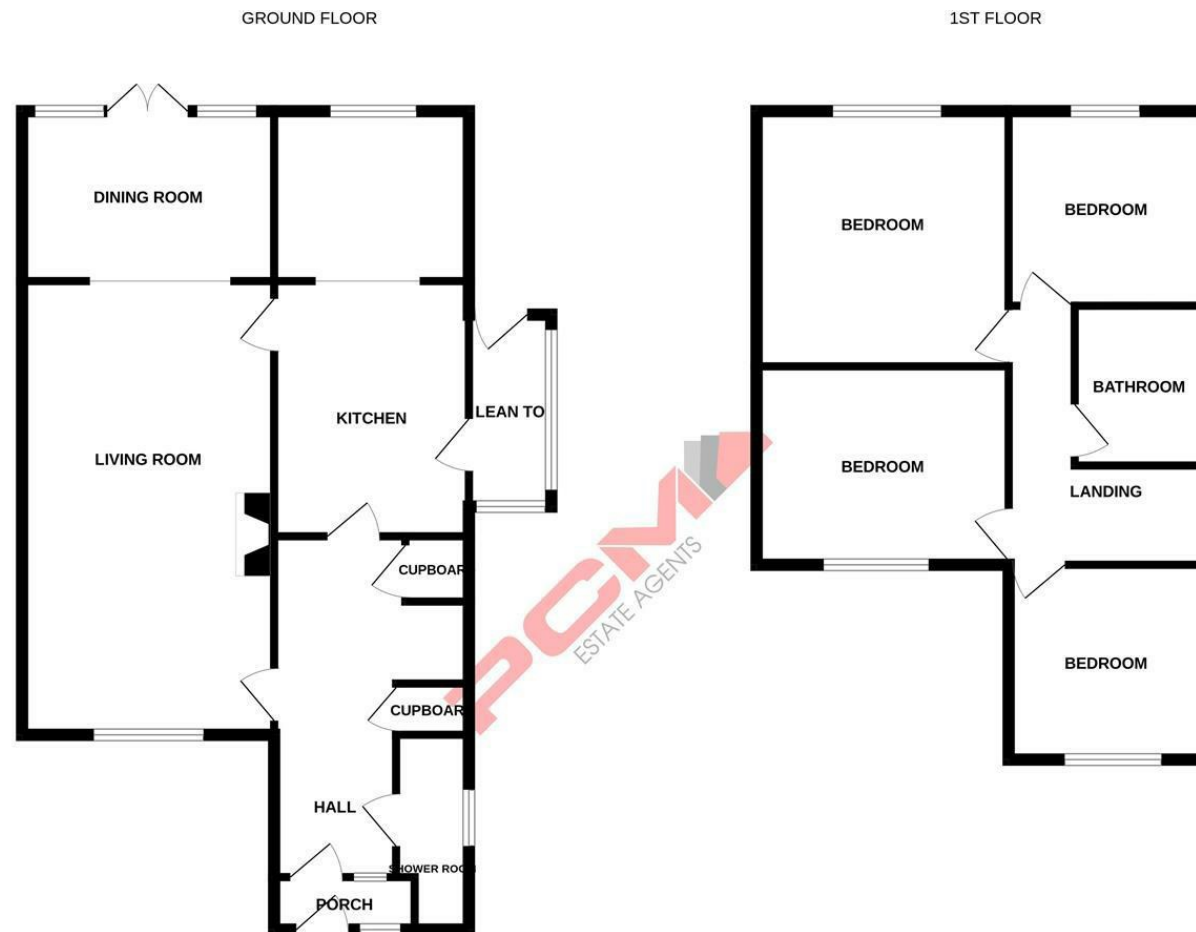
Laid to lawn with planting areas and patio, driveway set behind double opening metal gates providing off road parking and access to;

GARAGE

15'7 x 8'4 (4.75m x 2.54m)

Up and over door, double glazed window to front aspect, workbench, power and light. There is an opening within the garage to the side to a storage shed area with double glazed window to front and a wooden framed window to the rear.





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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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		