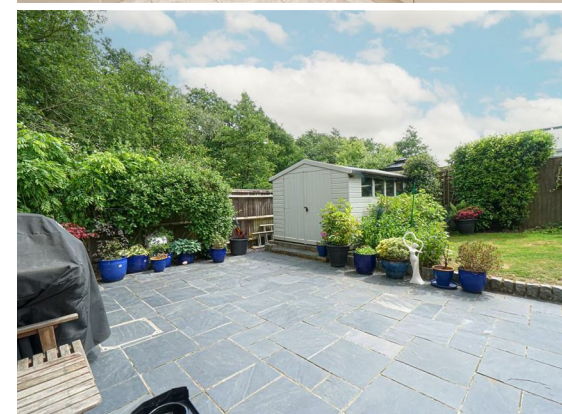




ESTATE AGENTS

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

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

Offers In Excess Of £450,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this MODERN DETACHED 4 BEDROOM, TWO RECEPTION ROOM, TWO BATHROOM FAMILY HOME, offering well thought-out family accommodation with a block paved drive providing OFF ROAD PARKING for multiple vehicles.

Inside this lovely family home, this well-appointed accommodation, comprising an entrance hall, DOWNSTAIRS WC, BAY FRONTED LIVING ROOM, separate DINING ROOM, kitchen-breakfast room and separate UTILITY. Upstairs the landing provides access to a MASTER BEDROOM with EN SUITE SHOWER ROOM, THREE FURTHER WELL-PROPORTIONED BEDROOMS in addition to the main family bathroom. Externally the property has the benefit of a good size GARDEN offering AMPLE OUTSIDE SPACE for families to enjoy with a good sized section of lawn and a stone patio, along with an additional area of decking to enjoy the summers evenings.

This property is conveniently located within easy reach of popular schooling establishments and local amenities, this DETACHED MODERN FAMILY HOME must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now to book your viewing.

PRIVATE FRONT DOOR

Leading to:

SPACIOUS ENTRANCE HALLWAY

Alarm system, wall mounted thermostat, radiator, steps down to kitchen and door to:

LOUNGE

25' max into bay x 10'1 (7.62m max into bay x 3.07m)

Double glazed windows to front and rear aspects, two radiators, television point, gas fire.

KITCHEN

15'1 x 8 (4.60m x 2.44m)

Modern and fitted with range of eye and base level units, part tiled walls, worksurfaces, Neff electric induction hob, integrated dishwasher, Neff oven and microwave, large integrated fridge, large integrated freezer, UPVC double glazed patio doors leading to the rear garden.

DINING ROOM

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

UPVC double glazed windows to front aspect overlooking the front garden and driveway, space for large dining table, electric meter and radiator, door to:

UTILITY ROOM

Worcester boiler, space for washing machine, inset sink with mixer tap.

DOWNSTAIRS WC

Double glazed window to side aspect, sink with mixer tap, wc, radiator.

FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder, loft hatch.

BEDROOM

14' into bay x 10' (4.27m into bay x 3.05m)

Large built in wardrobe, UPVC double glazed window to front aspect, radiator, door to:

EN SUITE

Inset sink and mixer tap, dual flush wc, walk in shower.

BEDROOM

Built in wardrobe, radiator, double glazed window to rear aspect.

BEDROOM

14' x 8 (4.27m x 2.44m)

Accessed via a half-landing, with radiator, built in wardrobes and double glazed window to front aspect.

BEDROOM

15'1 max x 8'3 (4.60m max x 2.51m)

Built in wardrobes, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer shower attachment, dual flush wc, inset sink with mixer tap, radiator, extractor fan, double glazed window to side aspect.

REAR GARDEN

Large area of patio, enjoying a southerly aspect with access to a shed and gated side access with space for greenhouse, area of lawn, range of flowers and shrubs, wooden sleeper steps up to a further area of decking, offering plenty of space for further outdoor seating and space for further shed.

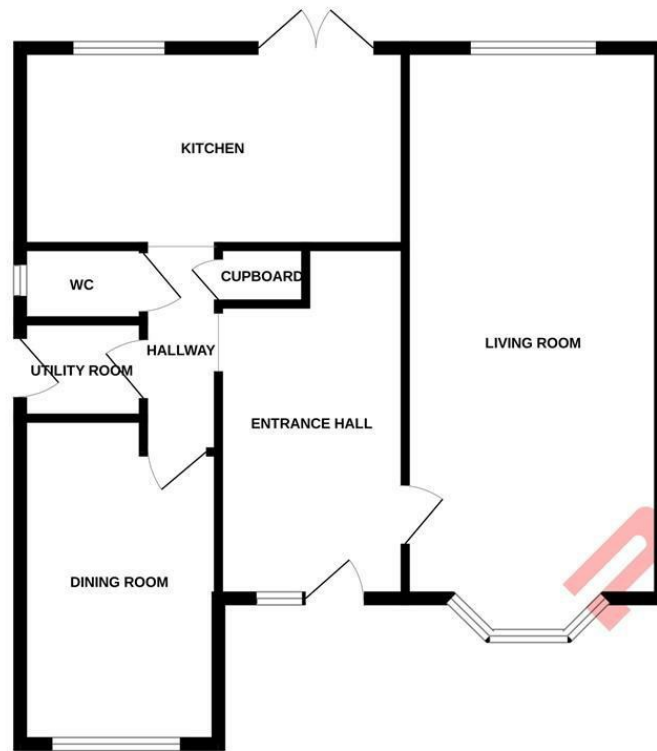
OUTSIDE - FRONT

Providing off road parking for two vehicles, patio footpath with steps up to the front door, area of lawn.

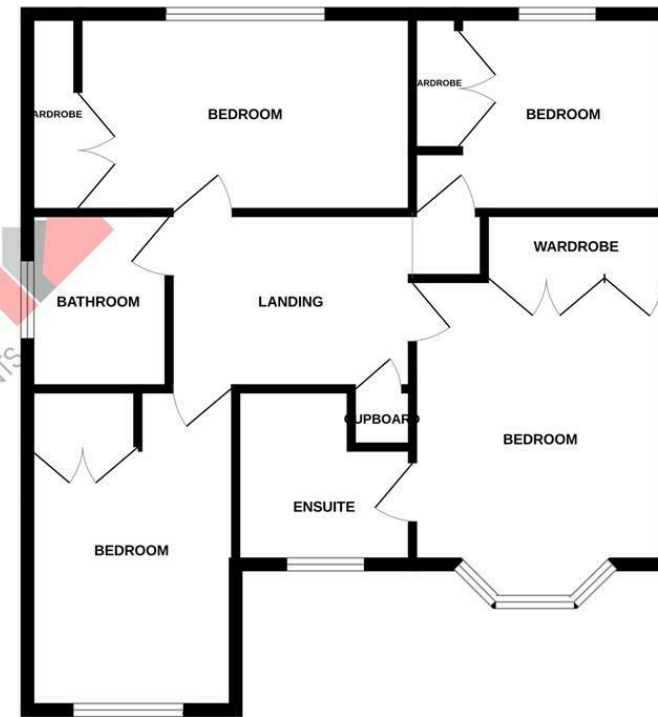
Council Tax Band:



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.