



2, Arbourvale, St. Leonards-On-Sea, TN38 0XY

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

Price £425,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE DETACHED FOUR BEDROOM HOUSE conveniently positioned on this sought-after development in St Leonards. Offering modern comforts including gas fired central heating, double glazing, a GARAGE and an EXPANSIVE DRIVEWAY providing OFF ROAD PARKING for multiple vehicles.

Inside, you are greeted by an entrance hall, DOWNSTAIRS WC, lounge & separate DINING ROOM having lovely VIEWS and access to the rear garden, kitchen with separate UTILITY ROOM, first floor landing, THREE DOUBLE BEDROOMS, an additional fourth bedroom and a family bathroom. To the master bedroom there is also the benefit of an EN SUITE SHOWER.

The property is set back from the road with a LAWNED FRONT GARDEN, an expansive driveway providing OFF ROAD PARKING and a NEATLY LANDSCAPED TERRACED GARDEN to the rear with a stone patio abutting the property. There is also an additional patio at the top of the garden, sections of lawn and planted borders in between. The garden enjoys a PLEASANT OUTLOOK over woodland area. The property is ideal for those who enjoy gardening or for families to enjoy/ space to entertain.

This MODERN DETACHED FAMILY HOME is positioned within easy reach of popular schooling establishments, nearby amenities, access roads leading to nearby Bexhill, Hastings and Battle.

Viewing comes highly recommended, please call the owners agents now to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, radiator, double glazed window to side aspect.

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and ample storage set beneath, wood laminate flooring, ladder style heated towel rail, double glazed pattern glass window to side aspect.

LIVING ROOM

16'9 x 11'3 (5.11m x 3.43m)

Wood flooring, radiator, television point, double glazed window and single glazed opening door to rear aspect having lovely views/ access to the garden, partially open plan to:

DINING ROOM

10'6 x 10'2 (3.20m x 3.10m)

Continuation of the wood flooring, vertical column style radiator, double glazed French doors providing access to garden, door leading to:

KITCHEN

14'3 x 11' (4.34m x 3.35m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven and grill below, fitted cooker hood, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, part tiled walls, tile effect laminate flooring, return door to entrance hall, under stairs storage cupboard, radiator, double glazed box bay window to front aspect with pleasant views over the street, door to:

UTILITY

9'6 x 5'5 (2.90m x 1.65m)

Continuation of the tile effect laminate flooring, radiator, wall mounted boiler, further range of wall and base level cupboards, space and plumbing for washing machine, tumble dryer and additional appliances, double glazed window to front aspect, double glazed door opening to side.

FIRST FLOOR LANDING

Loft hatch providing access to loft space, airing cupboard housing immersion heater.

BEDROOM

15'9 max narrowing to 12'8 x 10'9 (4.80m max narrowing to 3.86m x 3.28m)

Wood laminate flooring, radiator, built in storage cupboard, fitted walk in shower enclosure with pull down seat and hand-rail, tiled walls, two double glazed windows to front aspect.

BEDROOM

11'9 x 9' (3.58m x 2.74m)

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

BEDROOM

10'9 x 9'9 (3.28m x 2.97m)

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

BEDROOM

8'4 x 6'8 (2.54m x 2.03m)

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

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, glass concertina shower door, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, shaver point, ladder style heated towel rail, tiled walls, wood effect vinyl flooring, double glazed pattern glass window to side aspect.

OUTSIDE - FRONT

Laid to lawn and having a variety of mature shrubs and plants, steps up to the front door located at the side, gated side access to rear garden, driveway providing off road parking for multiple vehicles.

GARAGE

21'4 x 9'2 (6.50m x 2.79m)

Double glazed window to rear aspect.

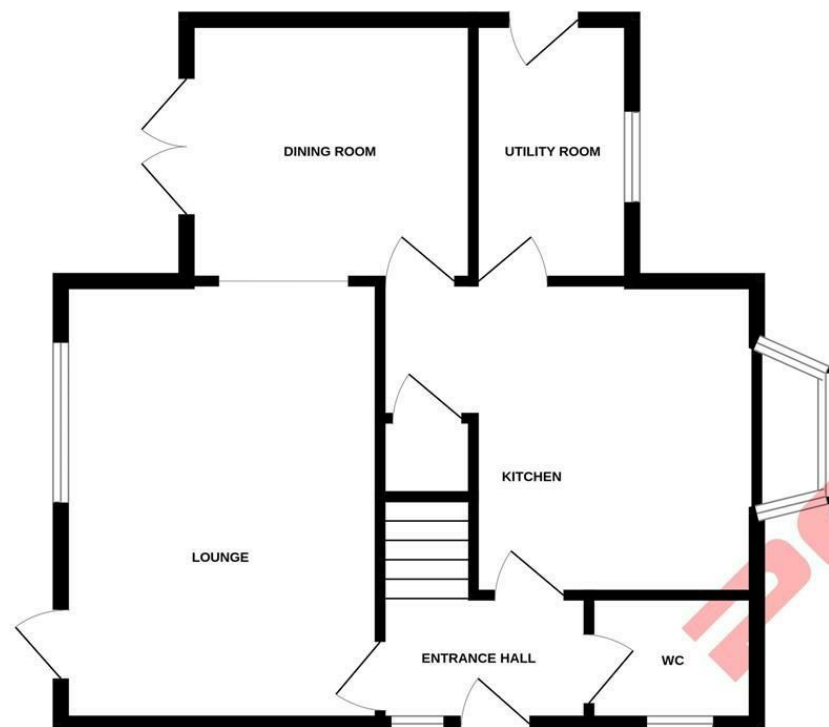
REAR GARDEN

Sympathetically terraced and landscaped with a stone patio abutting the property, offering ample outdoor space to entertain, eat al-fresco or simply relax. The garden does ascend to a meandering path leading to the top of the garden, lawned area, planted borders, rear gated access to an area of woodland, further stone patio and summer house. There is also an awning at the rear of the property, gated side access and fenced boundaries.

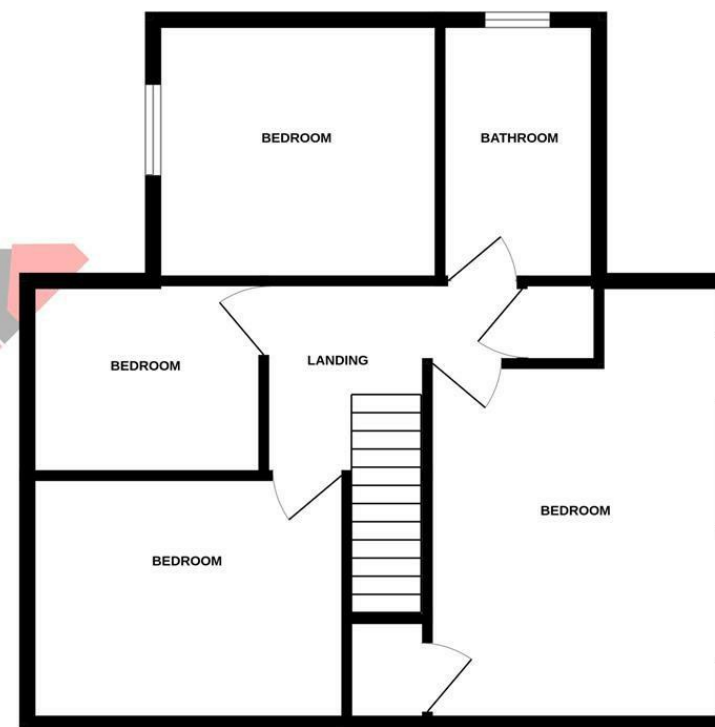
Council Tax Band: D



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		