



ESTATE AGENTS

16, Marlborough Close, St. Leonards-On-Sea, TN38 0RY

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Price £489,950

PCM Estate Agents are delighted to present to the market an opportunity to acquire this FOUR/ FIVE BEDROOM DETACHED FAMILY HOME positioned in this incredibly sought-after and quiet cul-de-sac within this favourable region of St Leonards. Offering adaptable accommodation over two floors, with a DRIVEWAY, GARAGE and a LOW-MAINTENANCE ENCLOSED GARDEN.

Step inside to be greeted by a spacious entrance hall, DOWNSTAIRS WC, good sized living room, MODERN KITCHEN with INTEGRATED APPLIANCES transitioning into an IMPRESSIVE ORANGERY-DINING ROOM, separate UTILITY ROOM, GAMES ROOM/ BAR and also a ground floor STUDY, which could easily be adapted to a ground floor fifth bedroom. Upstairs, the landing provides access to a MASTER BEDROOM with EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and a main family SHOWER ROOM.

The ENCLOSED GARDEN is LOW-MAINTENANCE and offers space to sit out, enjoy and eat al-fresco, with a section of artificially laid lawn, deck patio seating areas for entertaining, barbequing area and a WORKSHOP in addition to a GARDEN ROOM/ STUDIO which is currently utilised as a gym.

This IMPRESSIVE FAMILY HOME must be viewed to fully appreciate the convenient position and quality of accommodation on offer. Located within easy reach of popular schooling establishments and nearby amenities.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, coving to ceiling, telephone point, wood effect laminate flooring, doors opening to:

LOUNGE

16'7 into bay x 14'4 (5.05m into bay x 4.37m)

Coving to ceiling, radiator, stone fireplace with gas fire, television point, stone fireplace, double glazed bay window to front aspect.

KITCHEN

19' x 9'2 (5.79m x 2.79m)

Shaker style with a range of wall mounted eye and base level cupboards and drawers with solid wood worktops over, five ring electric hob with fitted cooker hood over, space for American style fridge freezer, double bowl drainer-sink unit with mixer tap, waist level oven, grill and microwave, wall mounted vertical radiator, continuation of the tile effect laminate flooring, inset down lights, under cupboard lighting, plumbing and space for dishwasher, storage cupboard housing controls and battery for the solar panels, partially open plan to orangery-dining room and door to:

UTILITY ROOM

6'4 x 6'4 (1.93m x 1.93m)

Continuation of the tile effect laminate flooring, radiator, range of cupboards, space and plumbing for washing machine and tumble dryer set beneath kitchen worktop, wall mounted boiler, double glazed window to side and double glazed door to rear providing access to the rear garden.

ORANGERY-DINING ROOM

15'10 x 12'2 (4.83m x 3.71m)

Impressive room with ceiling lantern, radiator, part brick construction, dual aspect with double glazed windows to side and rear elevations, double glazed French doors opening into:

GAMES ROOM/ BAR

35'7 max narrowing to 23'4 x 18'8 narrowing to 10'3 (10.85m max narrowing to 7.11m x 5.69m narrowing to 3.12m) Irregular shaped room.

An impressive entertaining room with fixed bar area and optics, space for refrigerators, timber construction with glazed French doors to rear aspect opening onto the garden, wooden framed single glazed window to rear/ side aspect, further wooden partially glazed door to front aspect opening onto a section of front garden that is enclosed and kitted out for barbequing.

STUDY/ OPTIONAL FIFTH BEDROOM

7'9 x 6'2 (2.36m x 1.88m)

Dual aspect with double glazed windows to front and side elevations, radiator.

FIRST FLOOR LANDING

Half landing with double glazed window to side aspect, main landing area with loft hatch to loft space, large storage cupboard with shelving and hanging rail.

MASTER BEDROOM

13'9 x 10'3 (4.19m x 3.12m)

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

EN SUITE SHOWER ROOM

Walk in spa shower, vanity enclosed wash hand basin with ample storage set beneath and chrome mixer tap, dual flush low level wc, aquaborded walls, tile effect laminate flooring, ladder style heated towel rail, double glazed window with obscured glass to front aspect for privacy.

BEDROOM

10'7 x 9'3 (3.23m x 2.82m)

Radiator, double glazed window to front aspect.

BEDROOM

10'2 x 8'2 (3.10m x 2.49m)

Measurement excludes door recess. Radiator, double glazed window to rear aspect.

BEDROOM

10'4 x 6'3 (3.15m x 1.91m)

Radiator, double glazed window to rear aspect.

SHOWER ROOM

Walk in spa style shower, concealed cistern low level wc, vanity enclosed wash hand basin with ample storage space beneath and chrome mixer tap, ladder style heated towel rail, aquaborded walls, double glazed window with pattern glass to rear aspect.

OUTSIDE - FRONT

Driveway providing off road parking, access to the garage, gated access to the rear garden.

GARAGE

Up and over door, double glazed door to rear aspect opening onto the garden.

REAR GARDEN

Sympathetically landscaped and low maintenance with several seating areas,

the main area having access through the games room/ bar onto a decked veranda offering ample space to sit out and enjoy the days and warm summer evenings. There is a decked path leading to a further section of garden laid with decking, offering another seating area. Steps descend to the lower section of garden which is laid with artificial lawn, large storage room/ workshop and access to:

STUDIO SPACE/ GYM

21' x 8'4 (6.40m x 2.54m)

Timber constructions, double glazed French doors, power and light.

AGENTS NOTE

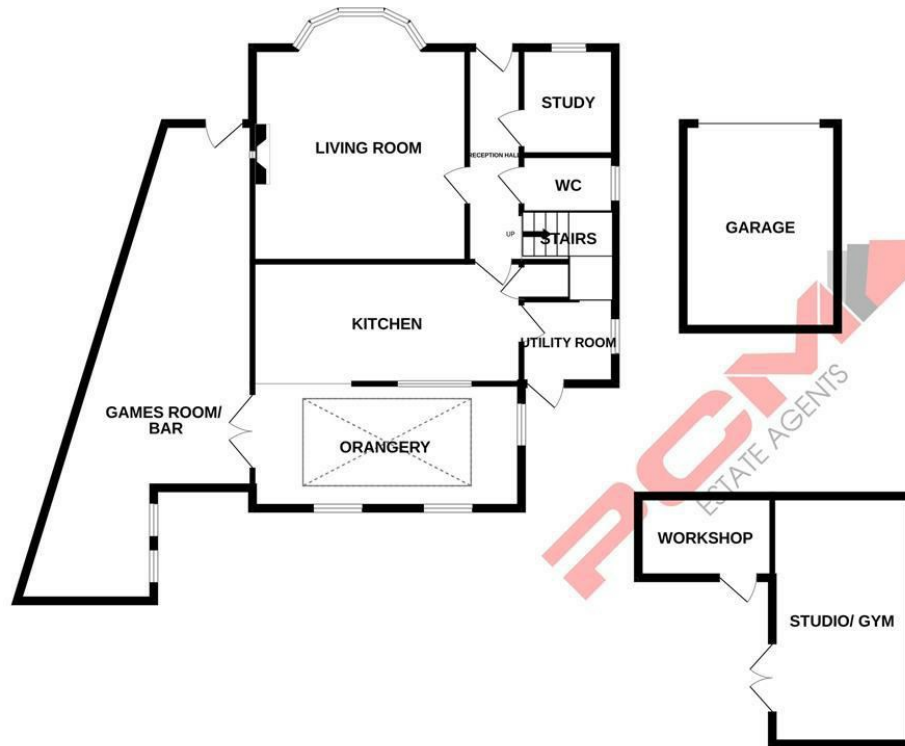
The property has solar panels making the property more energy efficient and the excess energy can be stored within the battery.



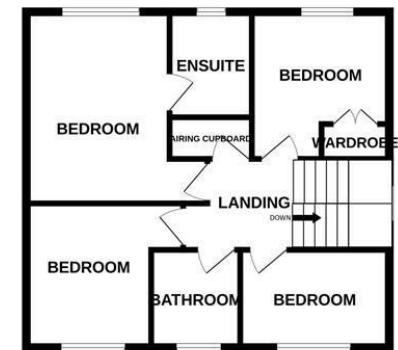




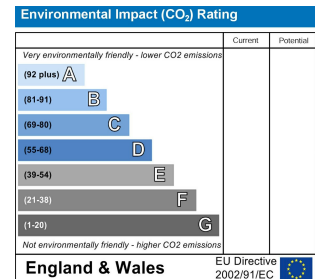
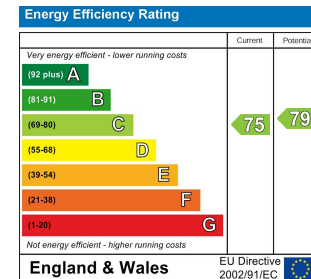
GROUND FLOOR



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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