



ESTATE AGENTS

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**Offers In Excess Of £600,000**



PCM estate agents are delighted to present to the market an exciting opportunity to acquire this BEAUTIFUL TUDOR STYLE DETACHED FOUR/ FIVE BEDROOM FAMILY HOME, offering spacious, adaptable accommodation. Situated in a quiet and highly desirable cul-de-sac in St. Leonards, the property is well placed for respected schools, local amenities, and excellent road links for Battle, the A21 heading north towards London and south towards the coast.

The property benefits from a block paved driveway, providing OFF-ROAD PARKING for multiple vehicles, an EV CHARGER and a well-proportioned REAR GARDEN laid mainly to lawn, offering a pleasant and versatile outdoor space. The home is equipped with gas fired central heating, and most windows are triple glazed, with double glazing to the porch and patio doors

The spacious accommodation is arranged over two floors, beginning with a porch that opens into a welcoming entrance hall with a MAGNIFICENT GALLERIED LANDING above. The DUAL ASPECT LOUNGE-DINING ROOM is filled with NATURAL LIGHT and features an impressive INGLENOOK FIREPLACE with a WOOD BURNING STOVE. A NEWLY FITTED KITCHEN-BREAKFAST ROOM offers QUARTZ COUNTERTOP and INTEGRATED APPLIANCES and is complemented by a SEPARATE UTILITY ROOM. The ground floor also includes a CLOAKROOM and a VERSATILE RECEPTION ROOM, equally suitable as a study, playroom, or fifth bedroom. Upstairs, the GALLERIED LANDING opens onto FOUR SPACIOUS BEDROOMS, each with built in wardrobes. Three are generous doubles, with two benefiting from EN-SUITE FACILITIES, while a family bathroom serves the remainder.

There is an INTEGRAL DOUBLE GARAGE, half of which has been adapted into a storeroom but could easily be reinstated as full garaging. While the storeroom offers scope for use as a more versatile room, the entire garage space could, subject to the necessary planning permissions and consents, potentially be converted to provide a self-contained annexe - offering flexible options for those seeking additional accommodation.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

With windows to both side and front elevations, opening into:

#### **PORCH**

Lighting, further door to:

#### **ENTRANCE HALL**

Triple glazed window to side aspect, stairs rising to upper floor accommodation, under stairs recessed area, radiator, wall mounted thermostat control for gas fired central heating, telephone point, doors opening to:

#### **DOWNTAIRS WC**

Low level wc, vanity enclosed wash hand basin, extractor fan for ventilation, radiator, wall mounted security alarm pad.

#### **DUAL ASPECT LOUNGE-DINING ROOM**

26'8 x 15' narrowing to 10'4 (8.13m x 4.57m narrowing to 3.15m)

Triple glazed window to rear aspect with lovely views onto the garden, triple glazed box bay window to front aspect, exposed brick inglenook fireplace with stone hearth and inset wood burning stove, combination of ceiling and wall lighting, two radiators, television point.

#### **KITCHEN-BREAKFAST ROOM**

19'11 x 11'7 (6.07m x 3.53m)

Measurement excludes door recess, additional area of 6'1 x 5'1 used as a lobby area providing access to the utility and the garages.

Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having quartz countertops and matching upstands over, range of Neff appliances including induction hob with Neff cooker hood over, waist level Hide and Slide oven, integrated full height fridge and separate freezer, integrated dishwasher, double bowl Belfast style sink with mixer tap, pull out waste disposal bins and other pull out space saving larder style cupboards, porcelain tiled flooring, ample space for dining/ breakfast table, breakfast bar seating area, coving to ceiling, down lights, coving to ceiling, television point, triple glazed window and sliding patio doors to rear aspect framing lovely views and providing access into the rear garden.

#### **UTILITY**

9'5 x 5'2 (2.87m x 1.57m)

Fitted with a range of eye and base level cupboards having soft close hinges and complimentary worksurfaces with matching upstands, resin Franke sink

with mixer tap, space and plumbing for washing machine, triple glazed window to side aspect, double glazed door to side aspect.

### **STUDY/ SNUG/ BEDROOM**

11'5 narrowing to 8'3 x 10'9 (3.48m narrowing to 2.51m x 3.28m)

Radiator, coving to ceiling, triple glazed window to rear aspect with lovely views onto the garden.

### **GALLERIED LANDING**

Fitted book shelf, coving to ceiling, airing cupboard, chandelier triple glazed window to front aspect, doors to:

### **MASTER BEDROOM**

15'1 x 13'7 (4.60m x 4.14m)

Coving to ceiling, down lights, radiator, range of fitted bedroom furniture incorporating wardrobes and dressing table with drawers, triple glazed window to front aspect, door to:

### **EN SUITE SHOWER ROOM**

Walk in shower enclosure, vanity enclosed wash hand basin with mixer tap, low level wc, shaver point, part tiled walls, radiator, triple glazed pattern glass window to rear aspect.

### **BEDROOM**

13'7 x 10' (4.14m x 3.05m )

Measurement excludes door recess. Fitted with a range of wardrobes, coving to ceiling, radiator, triple glazed window to rear aspect framing views of the garden, archway through to:

### **EN SUITE SHOWER ROOM**

Walk in double shower enclosure with electric shower, wall mounted wash hand basin with mixer tap and tiled splashback, dual flush low level wc, shaver point, ladder style heated towel rail, coving to ceiling, triple glazed pattern glass window to rear aspect.

### **BEDROOM**

14'6 x 12'4 (4.42m x 3.76m)

Fitted with a range of bedroom furniture including wardrobes, down lights, radiator, coving to ceiling, triple glazed window to front aspect.

### **BEDROOM**

10'8 max x 9'3 (3.25m max x 2.82m )

Measurement excludes door recess. Fitted bedroom furniture including wardrobes, radiator, coving to ceiling, triple glazed window to rear aspect framing views of the garden.

### **BATHROOM**

9'7 x 9'4 (2.92m x 2.84m)

Bath with Victorian style mixer tap and shower attachment, electric shower over bath with glass shower screen, low level wc, pedestal wash hand basin, part tiled walls, down lights, coving to ceiling, radiator, triple glazed pattern glass window to rear aspect.

### **STORE ROOM**

17'1 x 9'5 (5.21m x 2.87m)

Previously a garage and could be re-instated with the removal of the wall as the door is still in place. This could also be made into an official room, subject to necessary permissions/ regulations. High ceiling, radiator, lighting and power, interconnecting door providing access to:

### **GARAGE**

17'1 x 9'5 (5.21m x 2.87m)

Up and over door, power and lighting, filtration unit, boiler, consumer unit for electrics.

### **REAR GARDEN**

Good sized rear garden mainly laid down to lawn with fenced boundaries, a patio area, established shrubs and trees, a pond, a cedar hexagonal greenhouse, a wooden shed with power and light and side access to the front.

### **OUTSIDE - FRONT**

Block paved drive providing off road parking for multiple vehicles, EV charging point, section of lawn, side access to the rear garden.

Council Tax Band: F





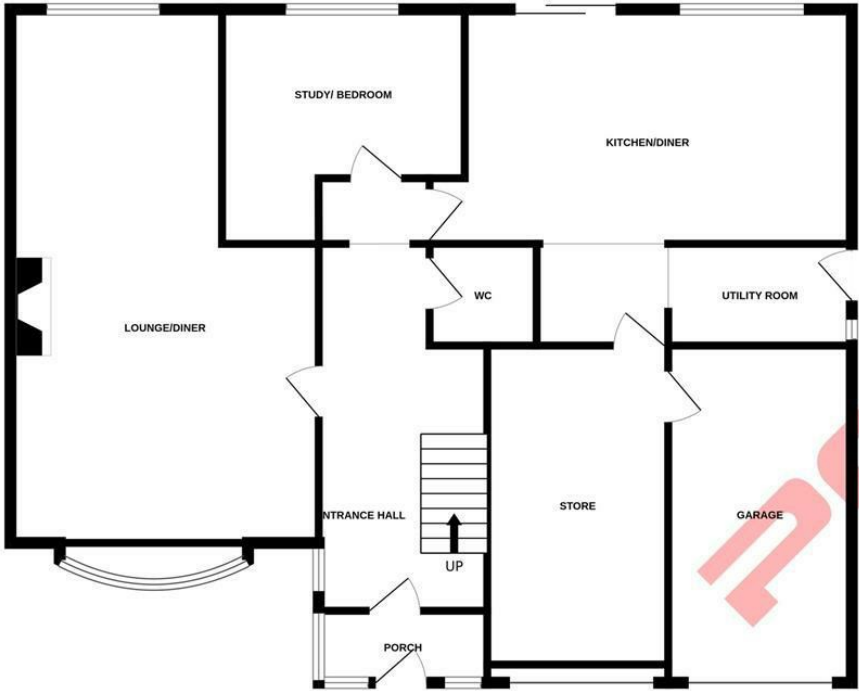




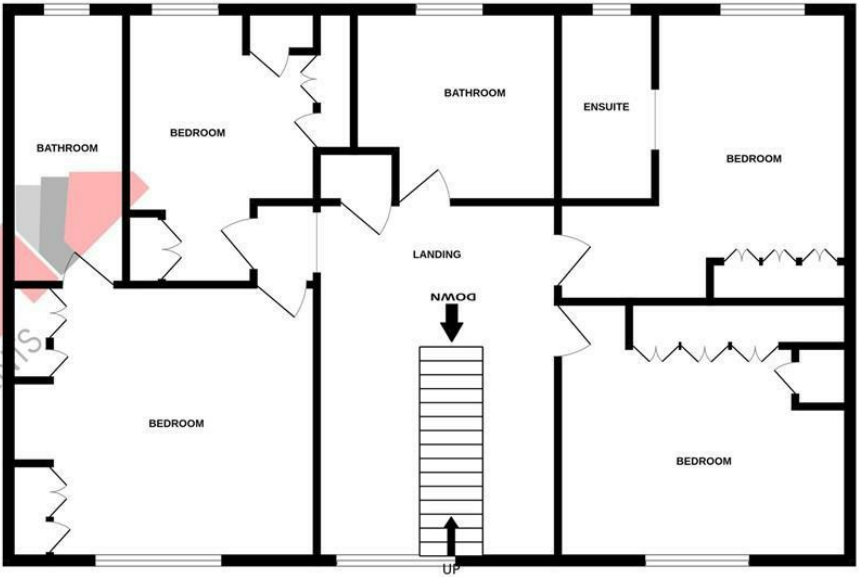




GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.