



**21, Stonebeam Rise, St. Leonards-On-Sea, TN38
8EN**

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Tel: 01424 839111

Offers In Excess Of £500,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well-presented EXECUTIVE DETACHED FIVE BEDROOMED FAMILY HOME offered to the market CHAIN FREE, with OFF ROAD PARKING for multiple vehicles, a DETACHED DOUBLE GARAGE and a LANDSCAPED GARDEN.

Inside, the property offers modern comforts including gas fired central heating, double glazing and offers VERSATILE FAMILY ACCOMODATION arrange over three floors comprising a spacious entrance hall with access to plenty of storage space and a CLOAKROOM with dual flush wc, KITCHEN-BREAKFAST ROOM which opens onto a UTILITY ROOM, separate DINING ROOM, STUDY/ BEDROOM, lower floor hall with ample storage space, access to a LARGE LIVING ROOM, separate FAMILY ROOM that could be utilised as an additional bedroom and a SHOWER ROOM. Whilst to the first floor there is a MASTER BEDROOM with built in wardrobes and LARGE EN SUITE BATHROOM, TWO FURTHER DOUBLE BEDROOMS and a main family bathroom.

PLEASANT VIEWS can be enjoyed off the back of the house looking over St Leonards, and the GARDEN is LANDSCAPED with a decked patio abutting the property having HOT TUB which is incorporated in the sale and an area of lawn.

Conveniently positioned within easy reach of popular schooling establishments and other nearby local amenities. Please call the owners agents now to book your viewing to avoid disappointment.

UPVC FRONT DOOR

With double glazed window to side opening to:

SPACIOUS ENTRANCE HALL

Stairs to upper and lower floor accommodation, two radiators, wall mounted security alarm pad, wall mounted digital Nest control for heating, large storage cupboard, inset down lights, double glazed window to rear aspect, door to:

DOWNSTAIRS WC

Low level wc, pedestal wash hand basin, tiled walls, tiled flooring, radiator, coving to ceiling, extractor fan for ventilation, down lights.

KITCHEN-BREAKFAST ROOM

15'7 x 11'9 (4.75m x 3.58m)

Part tiled walls, tiled flooring, ample space for breakfast table, fitted with a range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with extractor over, wall level oven and separate grill, inset one & 1/2 bowl drainer-sink unit with mixer tap, integrated dishwasher, space for American style fridge freezer, part tiled walls, under cupboard lighting, down lights, radiator, double aspect room with double glazed windows to both side and rear elevations, door to:

UTILITY

6'8 x 6'3 (2.03m x 1.91m)

Coving to ceiling, tiled flooring, part tiled walls, wall mounted boiler, space and plumbing for washing machine and tumble dryer set beneath a worktop, cupboard and sink, extractor fan for ventilation, down lights, double glazed window to front, double glazed door to side providing access to the garden.

DINING ROOM

14'2 x 11'9 (4.32m x 3.58m)

Coving to ceiling, radiator, double glazed sliding patio doors to rear elevation allowing for access onto the balcony, with pleasant views extending over the garden and beyond over rooftops.

BALCONY

Decked boarded flooring with metal balustrade, ample space for bistro style table and chairs.

BEDROOM/ STUDY

11'9 x 7'9 (3.58m x 2.36m)

Coving to ceiling, radiator, double glazed window to front aspect.

LOWER FLOOR HALL

Under storage cupboard, radiator, coving to ceiling, inset down lights, double glazed door and window to side to the rear garden.

SHOWER ROOM

Large walk in shower enclosure, low level wc, pedestal wash hand basin, part tiled walls, tiled flooring, radiator, extractor fan for ventilation, down lights, storage cupboard.

LIVING ROOM

22'7 x 11'7 (6.88m x 3.53m)

Coving to ceiling, radiator, television and telephone points, fireplace, double aspect room with double glazed window to side, double glazed sliding patio doors to rear overlooking and providing access to the garden.

FAMILY ROOM/ BEDROOM

22'1 x 11'9 (6.73m x 3.58m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

FIRST FLOOR LANDING

Access to eaves storage, storage cupboard, radiator, Velux window to rear aspect.

MASTER BEDROOM

15'7 x 9'5 (4.75m x 2.87m)

Built in wardrobes, bedroom furniture, radiator, coving to ceiling, double aspect room with double glazed windows to side and rear having pleasant views.

EN SUITE

Panelled bath with Victorian style mixer tap and shower attachment, separate walk in shower enclosure with shower, low level wc, pedestal wash hand basin, ladder style heated towel rail, tiled flooring, part tiled walls, extractor for ventilation, down lights, double glazed pattern glass window to front aspect.

BEDROOM

9'6 x 9'8 (2.90m x 2.95m)

Coving to ceiling, radiator, loft hatch providing access to loft space, built on wardrobes double glazed window to front aspect.

BEDROOM

12'1 max x 12'1 into bay (3.68m max x 3.68m into bay)

Radiator, coving to ceiling, double glazed window to rear aspect with pleasant views.

FAMILY BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, walk in shower enclosure, low level wc, pedestal wash hand basin, radiator, extractor

fan for ventilation, down lights, part tiled walls, tiled flooring, double glazed pattern glass window to front aspect.

REAR GARDEN

Decked patio abutting the property with hot tub, the patio is slightly raised with a wooden safety balustrade, steps down to two further sections of garden which are mainly laid to lawn, the garden extends down both side elevations with gated access to the front, outside water tap.

FRONT GARDEN

Driveway providing off road parking for two vehicles side-by-side.

DETACHED DOUBLE GARAGE

18'4 x 18'8 (5.59m x 5.69m)

Electric up and over door, double glazed personal door to garden, power and light.

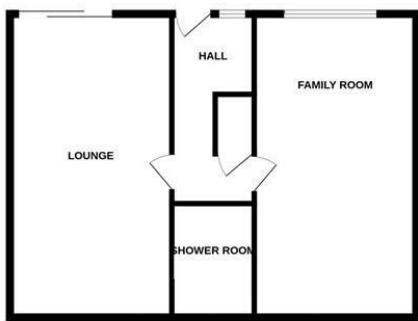
Council Tax Band: F



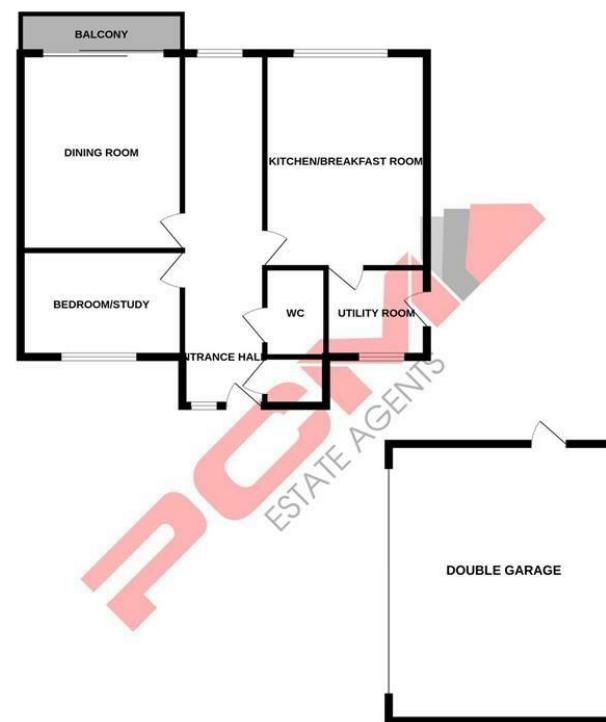




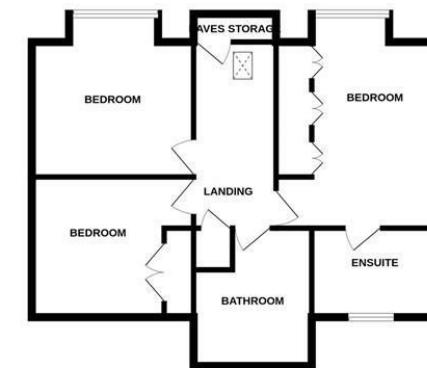
BASEMENT



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 | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| 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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
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| England & Wales | | | |

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.