



**12, Beauport Gardens, St. Leonards-On-Sea, TN37
7PQ**

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Offers In Excess Of £450,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this incredibly spacious FOUR/ FIVE BEDROOM DETACHED FAMILY HOME with a DOUBLE DRIVEWAY, DOUBLE GARAGE an ENCLOSED REAR GARDEN, gas central heating and double glazing.

Step inside to be greeted by a welcoming porch, spacious entrance hall, living room, partially open plan KITCHEN-DINING ROOM located at the rear of the property, separate UTILITY and CONSERVATORY, ground floor SHOWER ROOM and an OPTIONAL FIFTH BEDROOM/ STUDY. Upstairs the landing provides access to FOUR DOUBLE BEDROOMS with the master bedroom having an EN SUITE SHOWER ROOM and FITTED WARDROBES, the second bedroom having also having fitted wardrobes and a family bathroom.

Positioned within this favourable cul-de-sac within St Leonards, close to a number of amenities including link roads to nearby towns of Battle and Hastings with popular schooling establishments.

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

DOUBLE GLAZED FRONT DOOR

Leading to:

PORCH

Part brick construction with double glazed windows to front and side elevations, tiled flooring, offering a practical space for taking off coats and storing shoes, further wooden partially glazed door with windows either side opening to:

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation, wall mounted thermostat control for gas fired central heating, radiator, under stairs recessed area, large storage cupboard.

DOWNSTAIRS SHOWER ROOM

Walk in shower unit with electric shower, low level wc, pedestal wash hand basin with mixer tap, part tile walls, radiator, coving to ceiling, double glazed obscured glass window to side aspect for privacy.

LIVING ROOM

20'9 x 13'8 (6.32m x 4.17m)

Coving to ceiling, down lights, fireplace, television point, two double radiators, double glazed window to front aspect and a wooden partially glazed door opening to:

DINING ROOM

13'8 x 12'5 (4.17m x 3.78m)

Radiator, coving to ceiling, double opening leading to kitchen, double glazed sliding doors providing access to:

CONSERVATORY

19'3 x 6'5 (5.87m x 1.96m)

Part brick construction with double glazed windows to side and rear elevations, double glazed sliding patio doors to side providing access to garden. Pleasant views can also be enjoyed from the conservatory onto the garden.

KITCHEN

13'4 x 10'11 (4.06m x 3.33m)

Fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, halogen four ring hob with cooker hood over, waist level oven and separate grill, breakfast bar seating area, part tiled walls, return door to entrance hall, double glazed window to rear aspect with views onto the garden, door opening to:

UTILITY

9'8 x 5'9 (2.95m x 1.75m)

Coving to ceiling, wall mounted boiler, further range of wall and base level cupboards, worksurfaces, space and plumbing for washing machine, space for tall fridge freezer, double glazed door to side aspect providing access to the garden.

OPTIONAL FIFTH BEDROOM/ STUDY

11'4 x 10'9 (3.45m x 3.28m)

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

SPACIOUS LANDING

Loft hatch providing access to loft space, coving to ceiling, storage cupboard with shelving.

BEDROOM

17'8 narrowing to 14'1 x 14'5 (5.38m narrowing to 4.29m x 4.39m)
Range of fitted bedroom furniture incorporating wardrobes, dressing table and
chest of drawers, double radiator, coving to ceiling, double glazed window to
front aspect, door to:

EN SUITE SHOWER ROOM

Corner walk in shower with electric shower, low level wc, vanity enclosed wash
hand basin with mixer tap and storage set beneath, ladder style heated towel
rail, part tiled walls, double glazed pattern glass window to side aspect.

BEDROOM

14'1 x 12'4 (4.29m x 3.76m)
Coving to ceiling, radiator, fitted wardrobes with mirrored sliding doors, double
glazed window to rear aspect with views onto the garden.

BEDROOM

13'2 x 11'3 (4.01m x 3.43m)
Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

11'3 x 10'1 (3.43m x 3.07m)
Radiator, coving to ceiling, double glazed window to rear aspect with views
onto the garden.

FAMILY BATHROOM

Jacuzzi style bathtub with mixer tap and shower attachment, electric shower
over bath with glass shower screen, low level wc, pedestal wash hand basin
with mixer tap, radiator, shaver point, part tiled walls, double glazed window
with pattern glass to rear aspect.

OUTSIDE - FRONT

Double driveway providing off road parking, lawned front garden with
established plants and shrubs, gated access to rear garden and path leading to
the front door.

REAR GARDEN

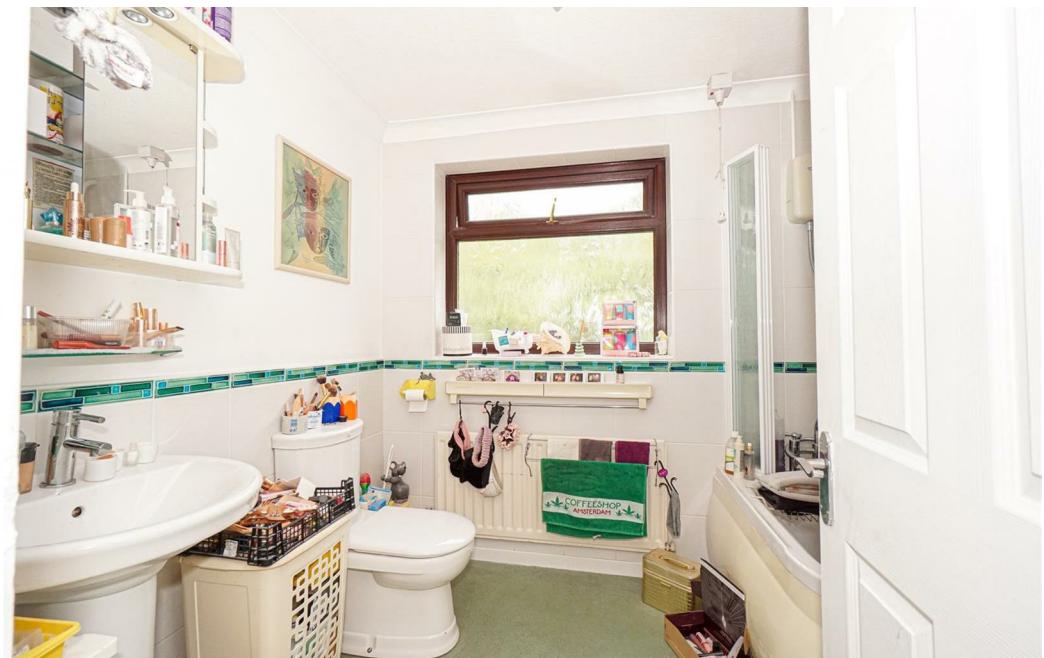
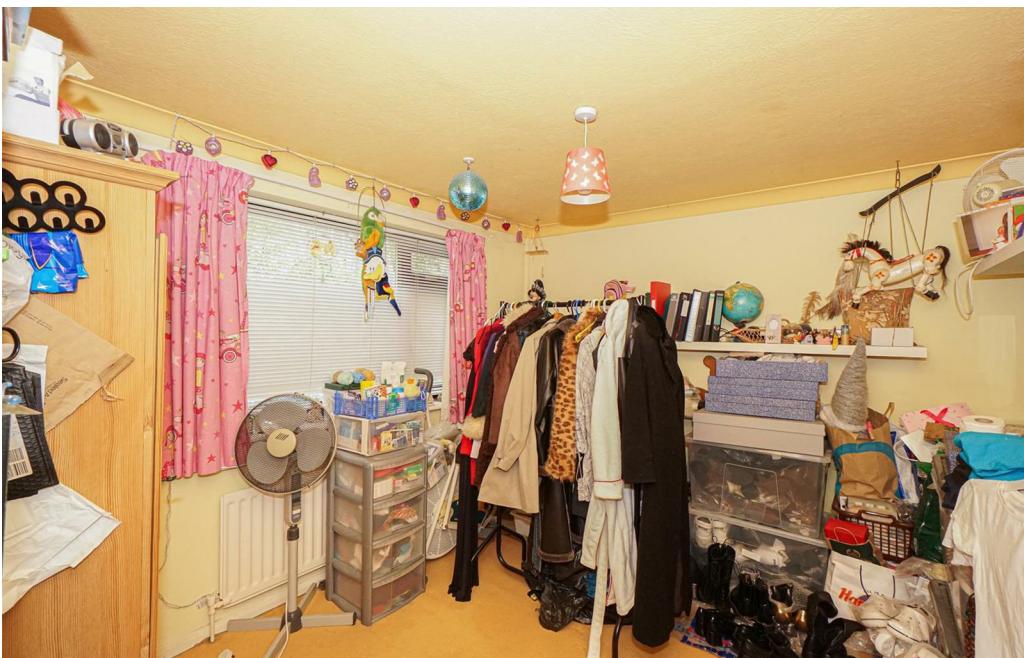
Laid to lawn with patio abutting the property, planted borders, fenced
boundaries, swimming pool in need of restoration, personal door to double
garage, gated side access to the front of the property.

DOUBLE GARAGE

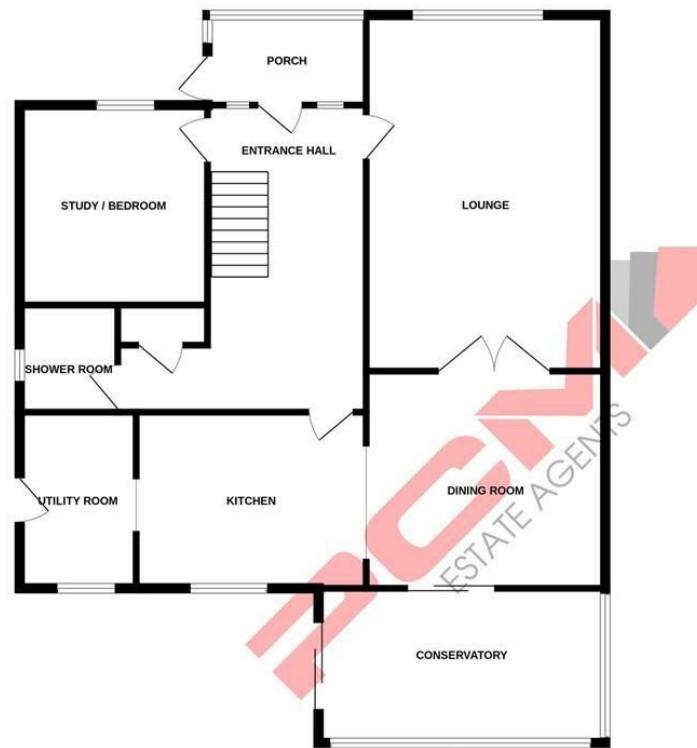
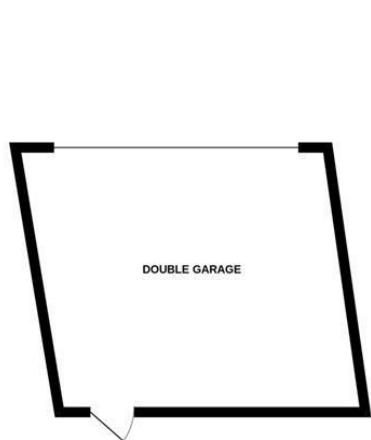
Up and over door, power and light, personal door to garden.



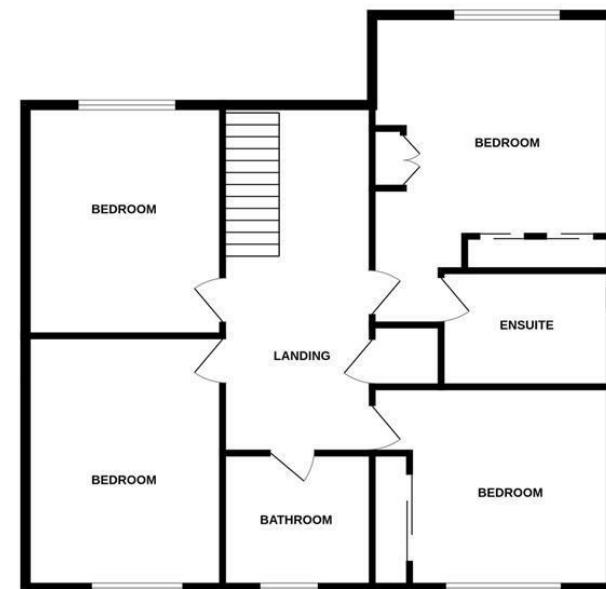




GROUND FLOOR



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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.