



ESTATE AGENTS

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**Offers In Excess Of £500,000**

PCM Estate Agents are delighted to present to the market a RARE and EXCITING OPPORTUNITY to acquire this ATTRACTIVE DETACHED THREE/ FOUR BEDROOM FAMILY HOME with OFF ROAD PARKING for multiple vehicles, a LARGE GARAGE and a BEAUTIFULLY ESTABLISHED FAMILY FRIENDLY REAR GARDEN.

Step inside to be greeted by a welcoming porch that leads to the main entrance hall with an ELEGANT STAIRCASE with GLASS AND WOODEN BALUSTRADE. To the ground floor there is a front facing LIVING ROOM being OPEN PLAN to the FAMILY ROOM having views and access onto the garden, kitchen, UTILITY AREA and a DINING ROOM/ OPTIONAL FOURTH BEDROOM with EN-SUITE SHOWER ROOM. To the first floor, the GALLERIED LANDING provides access to THREE WELL-PROPORTIONED BEDROOMS and a family bathroom benefitting from a bath and shower.

Conveniently positioned close to nearby amenities including popular schooling establishments, Alexandra Park and bus routes. Viewing comes highly recommended, please call the owners agents now to book your viewing.

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

Opening into:

#### **PORCH**

Part brick construction with double glazed window to side aspect, tiled flooring, further wooden door opening to:

#### **ENTRANCE HALL**

Attractive wooden and glass staircase rising to the upper floor accommodation, ample built in storage including a large coat cupboard with ample space for storing shoes, additional storage cupboard beneath the stairs, wood effect LVT flooring, double radiator.

#### **LIVING ROOM**

11'11 x 10'5 (3.63m x 3.18m)

Feature open fireplace with brick surround and tiled hearth, wood effect LVT flooring, double glazed window to front aspect, open plan to;

#### **FAMILY ROOM**

15'10 x 11'2 (4.83m x 3.40m)

Partially open plan to living room, dual aspect with double glazed windows to side and rear elevations with the rear framing beautiful views of the garden, double glazed sliding patio doors providing access onto the garden, wood effect LVT flooring, radiator, coving to ceiling, door providing access to:

#### **KITCHEN**

12'2 x 11'2 (3.71m x 3.40m)

Fitted with a matching range of eye and base level cupboards and drawers with stone countertops over, matching upstands, Neff induction hob with fitted cooker hood over, waist level double oven and grill, sunken stainless steel one & ½ bowl stainless steel sink with mixer tap, integrated appliances include a tall fridge freezer and dishwasher, built in storage, radiator, wood effect LVT flooring, double glazed window to rear aspect framing lovely views of the garden, door opening to side leading to:

#### **REAR LOBBY**

Tiled flooring, double glazed door opening to side, providing external access to a path leading to the rear garden and gated access to the front garden, whilst also providing access to the garage and workshop. There is also a utility area with space and plumbing for washing machine and tumble dryer.

#### **FORMAL DINING ROOM/ BEDROOM**

16'9 x 8'9 (5.11m x 2.67m)

Double radiator, coving to ceiling, wall lighting, ceiling light, coving to ceiling, large double glazed window to front aspect framing views of the front garden and driveway, door to:

#### **DOWNSTAIRS SHOWER ROOM**

Walk in shower unit with electric shower, low level wc, wash hand basin, radiator, part tiled walls, double glazed window with pattern glass to side aspect.

#### **GALLERIED LANDING**

13'11 x 9'10 (4.24m x 3.00m)

Spacious with large double glazing picture window between the first floor and ground floor to front aspect, double glazed window to front aspect, radiator, loft hatch to loft space.

**BEDROOM ONE**

15'10 x 11'3 (4.83m x 3.43m)

Fitted wardrobes with sliding doors, radiator, double glazed window to rear elevation with views over the garden and far reaching views beyond over St Leonards, including distant views of the sea and Beachy Head.

**BEDROOM TWO**

12'7 x 11'3 (3.84m x 3.43m)

Built in triple wardrobes with mirrored sliding doors, radiator, double glazed window to rear aspect framing views of the garden, with far reaching views over St Leonards, with views of the sea and Beachy Head, door to:

**EN-SUITE SHOWER ROOM**

Large walk in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, heated towel rail, wall mounted mirror, Velux style window to rear aspect.

**BEDROOM THREE**

12' x 10'4 (3.66m x 3.15m)

Radiator, double glazed window to front aspect.

**FAMILY BATHROOM**

Bath with mixer tap and shower attachment, large walk in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, radiator, part tiled walls, extractor for ventilation, down lights, double glazed window with obscured glass for privacy to front aspect.

**FRONT GARDEN**

Laid to lawn with flower and shrub beds, hedged, wall and fenced boundaries, block paved drive providing off road parking for multiple vehicles.

**GARAGE**

21'6 x 9'3 (6.55m x 2.82m)

Electric up and over roller door, power and light, personal door to side aspect.

**WORKSHOP/ GARDEN STORE**

9'3 x 4'8 (2.82m x 1.42m)

Power and lighting, window to rear aspect overlooking the gardens.

**REAR GARDEN**

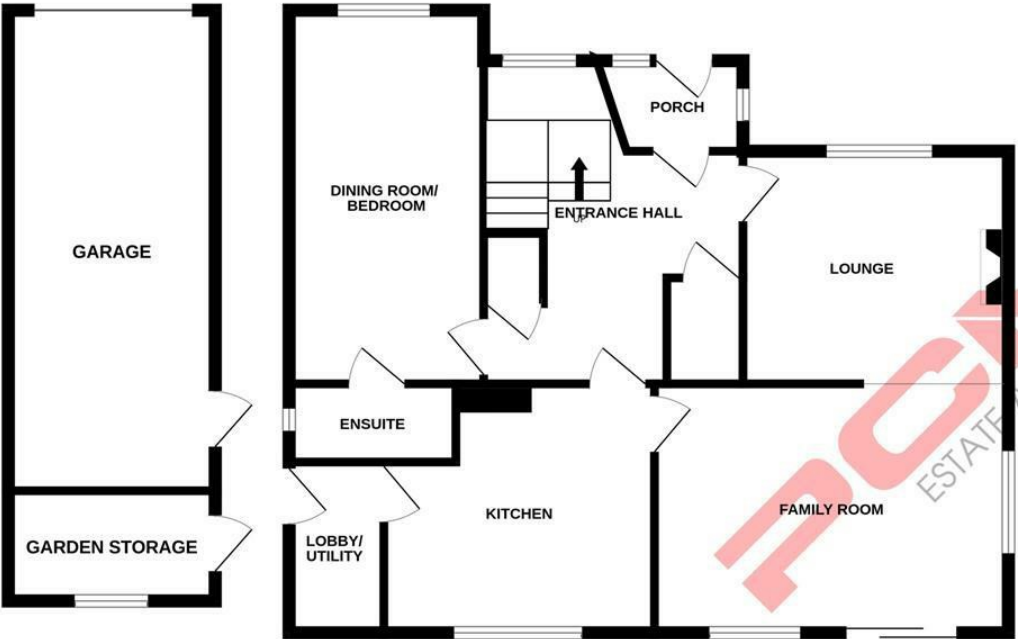
Enclosed patio area which adjoins the family room, the gardens are laid to lawn with flowers, shrubs and mature trees, wooden shed, fenced boundaries and hedging. The garden enjoys a pleasant south-westerly aspect with plenty of sunshine throughout the afternoon and into the evening.



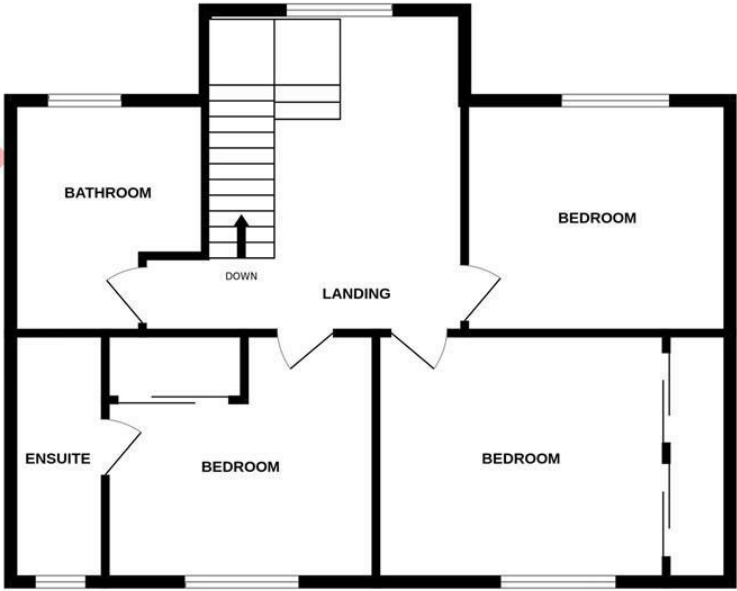




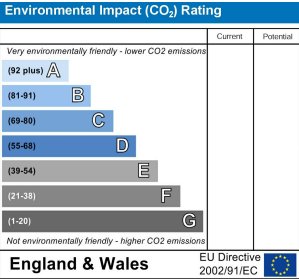
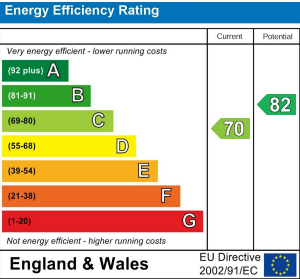
GROUND FLOOR



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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