PCM ESTATE AGENTS

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Offers In Excess Of £450,000

PCM Estate Agents are delighted to welcome to the market this exciting opportunity to acquire a MODERN FOUR BEDROOM DETACHED FAMILY HOME, enviably positioned on a sought-after road on the outskirts of St Leonards.

Offering well-balanced accommodation and modern comforts throughout, the property benefits from gas-fired central heating and double glazing, ensuring warmth and efficiency all year round. To the front, a DOUBLE DRIVEWAY provides AMPLE OFF ROAD PARKING, while the GENEROUS REAR GARDEN offers a safe and FAMILY FRIENDLY outdoor space, perfect for both relaxing and entertaining.

Internally, the home is arranged around a welcoming entrance hall, leading to a DOWNSTAIRS WC, a bright DUAL ASPECT LIVING ROOM filled with natural light, and a CONSERVATORY currently used as a dining room, creating a versatile additional reception space. The MODERN KITCHEN is well-appointed and practical for everyday family life. The former integral garage has been thoughtfully converted to provide a useful UTILITY ROOM, with the remaining section offering valuable storage space or ideal secure storage for motorcycles. Upstairs, there are FOUR WELL-PROPORTIONED BEDROOMS, one of which enjoys access to a shower facility, alongside a contemporary family bathroom fitted with both a bath and separate shower.

A fantastic opportunity to secure a spacious and well-presented home in a desirable residential location.

DOUBLE GLAZED FRONT DOOR
Opening into:

ENTRANCE HALL
Tiled flooring, coving to ceiling, dado rail, radiator, door opening to:

DOWNSTAIRS WC
Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, chrome heated towel rail, part tiled walls, obscured double glazed window to front aspect.

LOUNGE
22'5 max x 15'1 max (6.83m max x 4.60m max)
Dual aspect with double glazed bow window to front and double glazed sliding patio doors to the rear elevation providing access into the conservatory, stone fireplace with inset living flame fire, television point, radiators, door leading to:

KITCHEN
Fitted with a matching range of eye and base level cupboards and drawers with stone countertops and matching upstands, range style cooker with fitted cooker hood over, sunken sink with mixer tap and moulded drainer into the stone countertop, breakfast bar seating area, space and plumbing for dishwasher, integrated fridge freezer, tiled flooring, radiator, return door to entrance hall, door to living room, under stairs storage cupboard, pantry/ larder style cupboard, double glazed window to rear aspect with views onto the garden and double glazed door opening to side.

CONSERVATORY
13'6 x 12'2 (4.11m x 3.71m)
Part brick construction, double glazed windows to side and rear aspects with roof blinds and vertical blinds, with pleasant views over the garden, double glazed French doors to side providing access to the garden, apex roof and three radiators. Currently utilised as a dining room.

UTILITY
8'5 x 6'9 (2.57m x 2.06m)
Converted from the garage. Radiator, range of wall and base level units, worksurfaces, space and plumbing for washing machine, space for tumble dryer and fridge freezer, double glazed window to side aspect, door opening to the remaining section of the garage, now used as storage.

FIRST FLOOR LANDING
Loft hatch providing access to loft space, coving to ceiling, doors opening to:

BEDROOM
11'5 x 10'2 (3.48m x 3.10m)
Fitted wardrobes and drawers, radiator, walk in shower enclosure, double glazed window to front aspect with lovely views extending over St Leonards, including views of the sea.

BEDROOM
12'2 x 12'3 (3.71m x 3.73m)
Coving to ceiling, fitted wardrobes, raditaor, double glazed window to front aspect with lovely views extending over St Leonards, including views of the sea.

BEDROOM
9'9 x 8'9 (2.97m x 2.67m)
Coving to ceiling, built in double wardrobe, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM
11'2 x 8'3 (3.40m x 2.51m)
Radiator, coving to ceiling, double glazed window to rear aspect with views onto the garden.

BATHROOM
Panelled bath with mixer tap, separate walk-in shower enclosure, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, part tiled walls, tiled flooring, down lights, double glazed window with obscured glass to rear aspect.

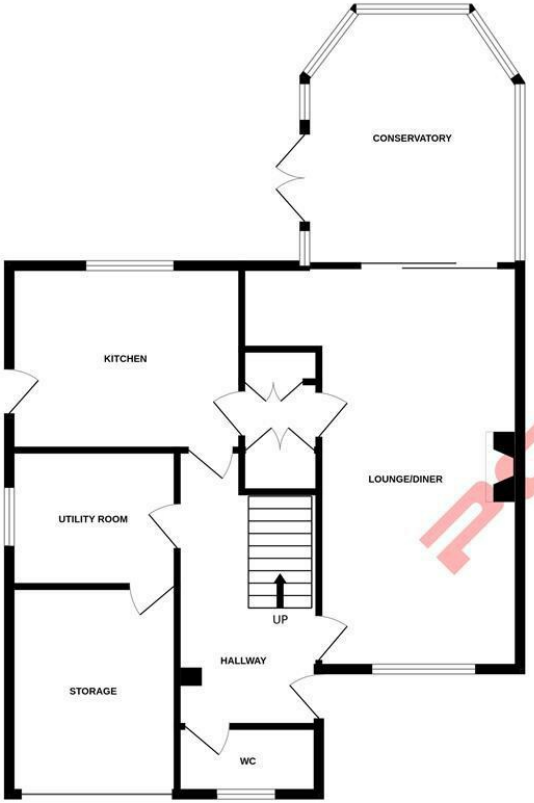
OUTSIDE - FRONT
Lawned front garden and a double driveway.

STORAGE/ MOTORCYCLE GARAGE
10'9 x 8' (3.28m x 2.44m)
Electric up and over door, power and light, housing the gas & electric meters.

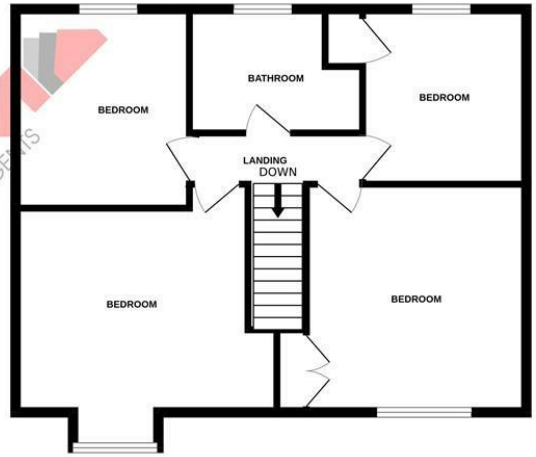
REAR GARDEN
Family friendly with a stone patio abutting the property, few steps up onto a level section of lawn, ideal for children to play, a further decked patio seating area, wooden shed, gated access to front and established planted borders. The garden enjoys plenty of sunshine throughout the day.

Council Tax Band: D

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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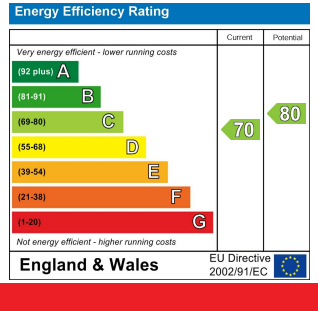

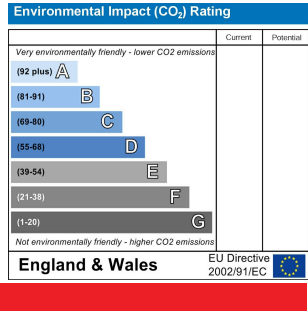

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