



ESTATE AGENTS

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**Offers In The Region Of £700,000**

PCM Estate Agents are thrilled to present this beautifully appointed, individual DETACHED FAMILY HOME, offering FOUR/ FIVE BEDROOMS, situated in the highly sought-after West St. Leonards. Set within a GENEROUS FAMILY FRIENDLY GARDEN, this home boasts a large stone patio, perfect for entertaining, alongside a spacious lawn ideal for children's play.

Accessed via DOUBLE WOODEN GATES, the driveway offers AMPLE OFF ROAD PARKING, plus a GARAGE. Inside, you're welcomed by a spacious entrance hall with a STRIKING OAK STAIRCASE. The ground floor is designed for modern family living, with a DUAL ASPECT LIVING ROOM and an OPEN PLAN KITCHEN-DINING AREA, complete with INTEGRATED APPLIANCES and elegant stone worktops. A UTILITY ROOM, DOWNSTAIRS WC, and versatile STUDY which could serve as a fifth bedroom or playroom complete the ground floor. Upstairs, a bright landing leads to FOUR DOUBLE BEDROOMS, two with EN-SUITE FACILITIES, and a LUXURIOUS FAMILY BATHROOM with both a bath and separate shower.

Built to an exceptional standard in circa 2018, the home features double glazing, UNDERFLOOR HEATING on the ground floor, and radiators upstairs. Offering privacy with fenced boundaries, this home is within easy reach of local amenities, renowned schools, and convenient transport links to Hastings, Bexhill, and Battle.

Please call the owners agents now to book your viewing and avoid disappointment.

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

Opening into:

### **ENTRANCE HALL**

Attractive oak staircase rising to upper floor accommodation, high ceiling, porcelain tiled flooring with underfloor heating, under stairs recess, ample built in storage, partially open plan to:

### **LIVING ROOM**

16'8 max x 15'6 (5.08m max x 4.72m)

Dual aspect room with double glazed windows to both side and front elevations. underfloor heating, television point, open plan to:

### **KITCHEN-DINER**

23'3 max narrowing to 18' x 17'2 (7.09m max narrowing to 5.49m x 5.23m)  
Fitted with a range of eye and base level cupboards and drawers fitted with soft close hinges and having stone countertops and matching upstands over, island offering a breakfast bar seating area as well as practical storage space set beneath, Flavel range style cooker, double oven, grill and plate warmer, sunken one & ½ bowl drainer-sink with mixer tap, integrated microwave, tall fridge freezer and dishwasher, continuation of the porcelain tiled flooring with underfloor heating, combination of down lights and pendant ceiling lighting, ample space for entertaining, dual aspect with double glazed windows to side, double glazed window to rear and French doors to rear aspect opening onto the rear garden, door to:

### **UTILITY**

7'6 x 5'2 (2.29m x 1.57m)

Continuation of the porcelain tiled flooring with underfloor heating, fitted with a matching range of eye and base level cupboards and drawers with stone counter tops and matching upstands, space and plumbing for washing machine and tumble dryer, sink with mixer tap, double glazed window and door to side aspect.

### **STUDY/ OPTIONAL BEDROOM/ PLAYROOM**

12'9 x 7'6 (3.89m x 2.29m)

Continuation of the porcelain tiled flooring with underfloor heating, double glazed French doors opening onto the garden.

### **CLOAKROOM**

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, down lights, extractor fan for ventilation, porcelain tiled flooring with underfloor heating, double glazed pattern glass window to rear aspect.

### **FIRST FLOOR LANDING**

Spacious with radiator. loft hatch, double glazed window to front aspect.

### **MASTER BEDROOM**

16'8 x 11'9 (5.08m x 3.58m)

Dual aspect with double glazed window having pattern glass to side aspect, further double glazed window to front aspect, radiator, door to:

### **EN-SUITE**

Large walk in shower enclosure, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, part tiled walls, tiled flooring, extractor for ventilation, down lights, double glazed pattern glass window to side aspect.

### **BEDROOM**

14'3 x 12'8 (4.34m x 3.86m)

Radiator, built in cupboard/ wardrobe, double glazed window to rear aspect having views over the garden, door to:

### **EN-SUITE**

Walk in shower enclosure, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, part tiled walls, tiled flooring, extractor for ventilation, down lights, double glazed window with pattern glass to front aspect.

### **BEDROOM**

13'7 x 10'7 (4.14m x 3.23m)

Radiator, double glazed window to rear aspect with views onto the garden.

### **BEDROOM**

10'3 x 12'6 (3.12m x 3.81m)

Radiator, double glazed window to rear aspect with views down the garden.

### **BATHROOM**

Mode stand alone bathtub with freestanding mixer tap, wall mounted vanity enclosed wash hand basin, separate walk in shower with rain style shower head and hand-held shower attachment, dual flush low level wc, ladder style heated towel rail, down lights, extractor for ventilation, part tiled walls, tiled flooring.

### **INTEGRAL GARAGE**

14'6 x 9' (4.42m x 2.74m)

Partially used as a gym area, built in storage, wall mounted boiler and pressurised cylinder, power and lighting, up and over door, double glazed window and door to side aspect with pattern glass for privacy.

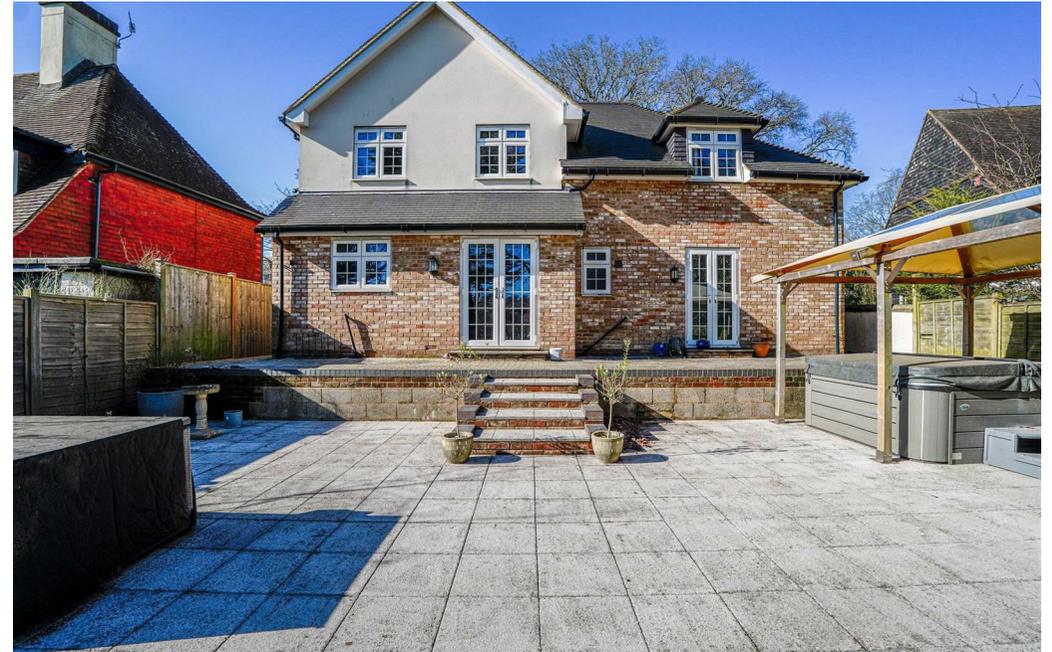
### **OUTSIDE - FRONT**

The property is set back from the road, screened by an established hedge with double opening wooden gates opening to the driveway, EV charging point and shed.

### **REAR GARDEN**

Large family friendly garden with a block paved patio abutting the property and extending down both side elevations with pathways leading to the front. From the raised patio there are a few steps down to the main area of patio again being laid with stone and having a fixed wooden pergola with hot tub (included in sale) and a wooden freestanding bar area. The garden has fenced boundaries, a wooden shed and a good sized section of lawn, ideal for families with children to play. There is also external lighting.

Council Tax Band: G







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>		88	89
(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.