



ESTATE AGENTS

Plot 7 The Cornfield, Ironlatch Avenue, St. Leonards-On-Sea, TN38 9JE

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Price £575,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this EXECUTIVE NEWLY BUILT HOME positioned on this INTIMATE SECURE DEVELOPMENT of just eight properties, built to a HIGH SPECIFICATION and occupying a LARGE PLOT, with GARAGE, DRIVEWAY and an ENCLOSED FAMILY FRIENDLY GARDEN.

Accommodation is arranged over THREE FLOORS and comprises a spacious entrance hall, DOWNSTAIRS WC, living room, OPEN PLAN KITCHEN-DINING ROOM, first floor landing with THREE BEDROOMS, one of which being EN-SUITE, and a main family bathroom, whilst to the second floor there is an additional BEDROOM. Built with energy efficiency in mind and having a GOOD SIZED GARDEN, gas fired central heating and double glazing.

Built with energy efficiency in mind, with modern gas fired central heating and double glazed windows throughout, future proof with heat pumps and provision for electric car charging. This FAMILY HOME is positioned within easy reach of popular schooling establishments and nearby amenities.

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

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening onto:

ENTRANCE HALL

Stairs rising to upper floor accommodation UPVC double glazed window to side aspect, inset down lights, built in cupboard, under stairs recess, wood effect LVT flooring with underfloor heating, doors opening to:

LOUNGE

18'5 x 15'9 (5.61m x 4.80m)

Down lights, television point, wood effect LVT flooring with underfloor heating, UPVC double glazed window and French doors to rear aspect with views onto the garden.

KITCHEN-DINER

18'6 x 11'6 (5.64m x 3.51m)

Inset down lights, continuation of the wood effect LVT flooring with underfloor heating, dual aspect room with UPVC double glazed windows to both front and side elevations. Built with a matching range of eye and base level cupboards and drawers with granite worktops and matching upstands over, Bosch induction hob with extractor over and waist level Bosch oven and separate grill, integrated appliance include a tall fridge freezer, dishwasher and washing machine, stainless steel sunken one & ½ bowl sink and moulded drainer into the granite worktop, under cupboard lighting, island breakfast bar offering additional storage space beneath, integrated wine cooler.

FIRST FLOOR LANDING

Stairs to upper floor accommodation, radiator, airing cupboard, down lights, UPVC double glazed window to side aspect.

BEDROOM

10'3 x 10'1 (3.12m x 3.07m)

Fitted wardrobes with mirrored sliding doors, power points with USB charging ports, down lights, radiator, television point, UPVC double glazed window to rear aspect with views onto the garden, door to:

EN-SUITE

Walk in shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, wall mounted wash hand basin with chrome mixer tap, radiator, heated towel rail, part tiled walls, tiled flooring, down lights, extractor for ventilation, UPVC double glazed window to side aspect.

BEDROOM

15'8 x 8'1 (4.78m x 2.46m)

Fitted wardrobes with mirrored sliding doors, radiator, television point, power points with USB charging ports, UPVC double glazed window to rear aspect with views onto the garden.

BEDROOM

12'3 x 11'3 (3.73m x 3.43m)

Down lights, radiator, power points with USB charging port, UPVC double glazed window to front aspect.

BATHROOM

Panelled bath with shower over, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, radiator, heated towel rail, tiled walls, tiled flooring, down lights, extractor fan for ventilation, UPVC double glazed window to side aspect with obscured glass for privacy.

SECOND FLOOR LANDING

Leading to:

BEDROOM

18'8 x 14'1 (5.69m x 4.29m)

Access to eaves storage, radiator, power points with USB charging port, three Velux windows to rear aspect.

OUTSIDE - FRONT

Open fence, path leading to front door, driveway providing off road parking for multiple vehicles with charging point for an electric vehicle, access to rear garden.

GARAGE

18'9 x 9'9 (5.72m x 2.97m)

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

REAR GARDEN

Large and laid to lawn with a stone patio, personal door to garage, gated side access down both side elevations to front.

AGENTS NOTE

Please note that the internal images and the garden images are that of the show home (Plot 1) and the property will be to a similar standard.



IRONLATCH AVENUE Plot 7 - The Cornfield



Ground Floor

Kitchen/Dining Room 5.66m x 3.54m (18' 6" x 11' 2")
 Living Room 4.87m x 5.69m (16' 0" x 18' 7")
 W.C. 1.78m x 1.00m (5' 10" x 3' 3")



First Floor

Bedroom 1 4.87m x 3.09m (15' 12" x 10' 1")
 Bedroom 2 3.41m x 3.79m (11' 2" x 12' 5")
 Bedroom 3 4.87m x 2.7m (15' 12" x 8' 2")
 Bathroom 2.7m x 2.7m (8' 9" x 8' 9")
 En-suite 1.68m x 2.09m (5' 6" x 6' 10")



Second Floor

Bedroom 4 4.83m x 5.69m (15' 10" x 18' 6")

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.

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	