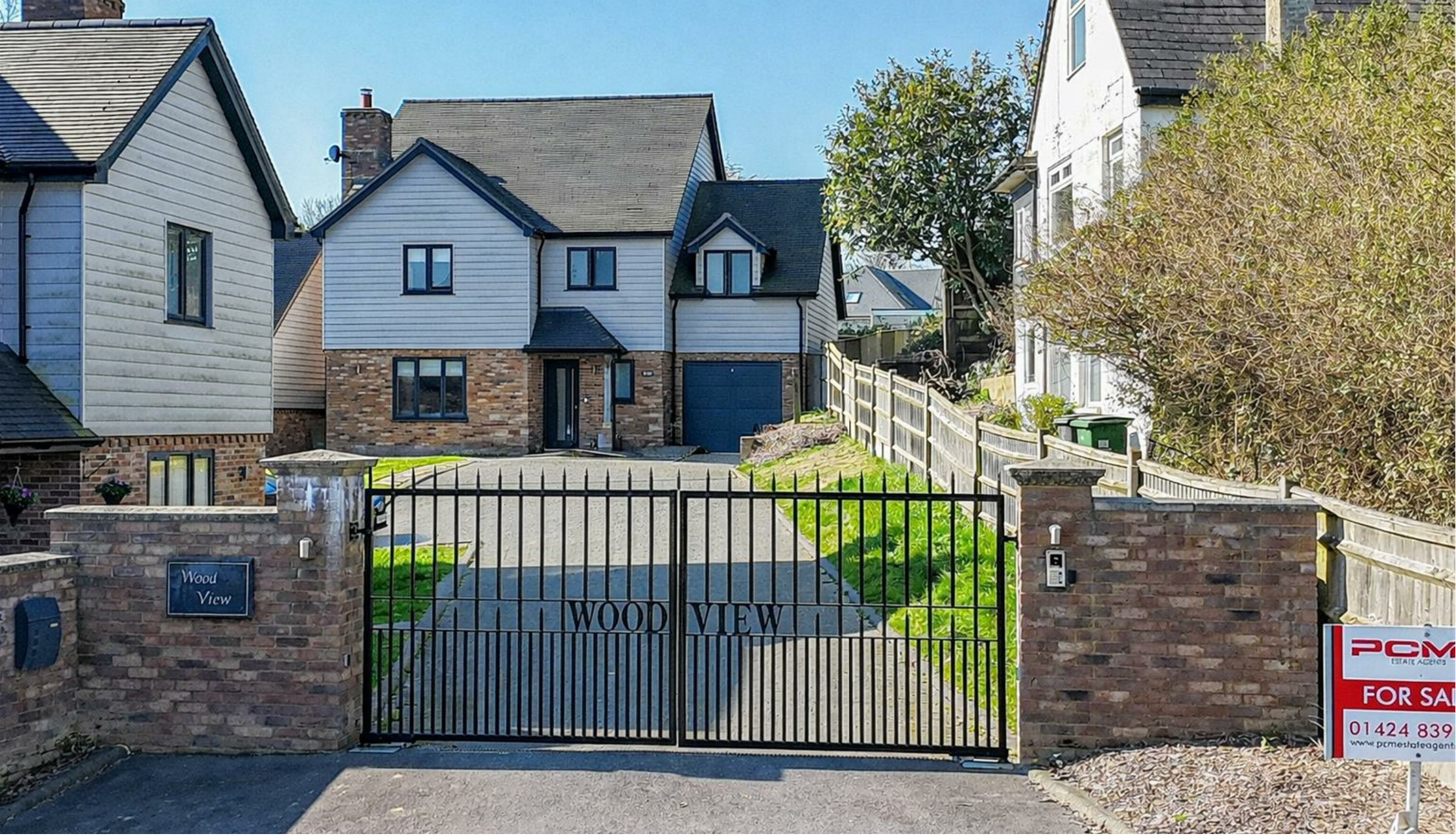


PCM
ESTATE AGENTS

3, Wood View, St. Leonards-On-Sea, TN37 7FL

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Tel: 01424 839111

Offers In Excess Of £575,000

PCM Estate Agents are proud to offer to the market this exceptional FOUR BEDROOM EXECUTIVE DETACHED FAMILY RESIDENCE, with LARGE LOFT SPACE primed for converting into, subject to additional planning and building regulations. Discreetly positioned within an exclusive, SECURE GATED DEVELOPMENT of just three individual homes. Beautifully presented throughout, this impressive property effortlessly combines generous proportions with contemporary family living.

The accommodation is arranged over two well-designed floors and begins with a welcoming entrance hall that sets the tone for the quality found throughout. The DUAL ASPECT LIVING ROOM, complete with a charming WOOD BURNING STOVE, provides a warm and inviting retreat, while the true heart of the home is the STUNNING OPEN PLAN KITCHEN–DINING–FAMILY ROOM. Positioned to the rear, this superb space is ideal for modern living and entertaining, enhanced by bi-folding doors that seamlessly connect the interior to the garden. Further benefits include a separate UTILITY ROOM and a convenient GROUND FLOOR CLOAKROOM.

To the first floor, a galleried landing leads to THREE GENEROUS EN-SUITE DOUBLE BEDROOMS, a further well-proportioned DOUBLE BEDROOM and a STYLISH FAMILY BATHROOM. Each room is thoughtfully arranged, creating a sense of space, comfort and luxury throughout.

Externally, the property continues to impress with a GARAGE featuring an electric roller door and a FAMILY-FRIENDLY REAR GARDEN, incorporating a composite decked entertaining area and a neatly maintained lawn, perfect for both relaxation and outdoor dining.

Ideally located within a highly desirable area of St Leonards, this outstanding home offers both privacy and convenience. Early viewing is strongly recommended to fully appreciate all that this exceptional property has to offer. Please contact the owners' agents today to arrange your private appointment.

COMPOSITE FRONT DOOR
Leading to;

ENTRANCE HALL
Stairs rising to upper floor accommodation, under stairs recessed area, underfloor heating, storage cupboard, down lights, door to;

DOWNSTAIRS WC
Low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, underfloor heating, double glazed opaque glass window to front aspect.

LIVING ROOM
17'6" x 14'1" (5.33m x 4.29m)
Combination of wall and ceiling lighting, fireplace with wood burning stove, double aspect with double glazed window to front and side, fireplace ready for wood burning stove, television point, telephone point, underfloor heating.

KITCHEN-DINING ROOM
24'0" x 18'0" (7.32m x 5.49m)
Double glazed bi-folding doors to rear aspect, double glazed window to rear aspect. Kitchen is fitted with a range of eye and base level cupboards and drawers having soft close hinges and stone worktops over and upstand, four ring gas hob with cooker hood over, waist level oven and grill, integrated fridge freezer, dishwasher and drinks cooler, down lights, one ½ bowl sink unit with mixer tap and moulded drainer unit the counter top, door to;

UTILITY ROOM
10'4" x 6'3" (3.15m x 1.91m)
Space and plumbing for washing machine and tumble dryer set beneath kitchen worktop, inset stainless steel sink unit with mixer tap, wall mounted cupboard concealed boiler, double glazed window and door to rear aspect.

FIRST FLOOR LANDING
Airing cupboard housing pressurised water tank, loft hatch providing access to loft room that has been partially converted with two Velux windows to rear elevation, plumbing and lighting. The loft space is primed for converting into, subject to additional planning and building regulations.

BEDROOM
14'0" x 14'0" (4.27m x 4.27m)
Radiator, down lights, television point, down lights, television point, double glazed window to front aspect, door to;

EN SUITE
Walk in shower enclosure with rain style shower head and furthe hand held shower attachment, vanity enclosed wash hand basin, concealed cistern dual

flush low level wc, chrome ladder style heated towel rail, part tiled walls, tiled flooring, double glaze opaque glass window to side aspect.

BEDROOM
14'4" x 11'5" (4.37m x 3.48m)
Down lights, television point, radiator, double glazed window to rear aspect, door to;

EN SUITE
Walk in shower enclosure with rain style shower head, further hand held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, chrome ladder style heated towel rail, part tiled walls, tiled flooring, down lights, extractor fan for ventilation, double glazed opaque glass window to side aspect.

BEDROOM
16'5" x 9'9" (5.00m x 2.97m)
Down lights, radiator television point, double glazed window to rear aspect, door to;

EN SUITE
Walk in shower enclosure with rain style shower head and further hand held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, chrome ladder style heated towel rail, part tiled walls, tiled flooring, down lights, extractor for ventilation, double glazed window to front aspect.

BEDROOM
11'9" x 10'0" (3.58m x 3.05m)
Down lights, radiator, television point, double glazed window to rear aspect.

BATHROOM
Panelled bath with mixer tap, shower over bath with rain style shower head and further hand held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, chrome ladder style heated towel rail, part tiled walls, tiled flooring, extractor for ventilation, double glazed opaque glass window to front aspect.

OUTSIDE - FRONT
Approached by electronic gated development of just three select detached family homes. There is a block paved drive providing off road parking for two - three vehicles.

REAR GARDEN
Enclosed and low-maintenance with a section of lawn, composite decked patio abutting the property and providing space for garden furniture, fixed pergola, fenced boundaries, gated side access. The garden is ideal for families.

Council Tax Band: F













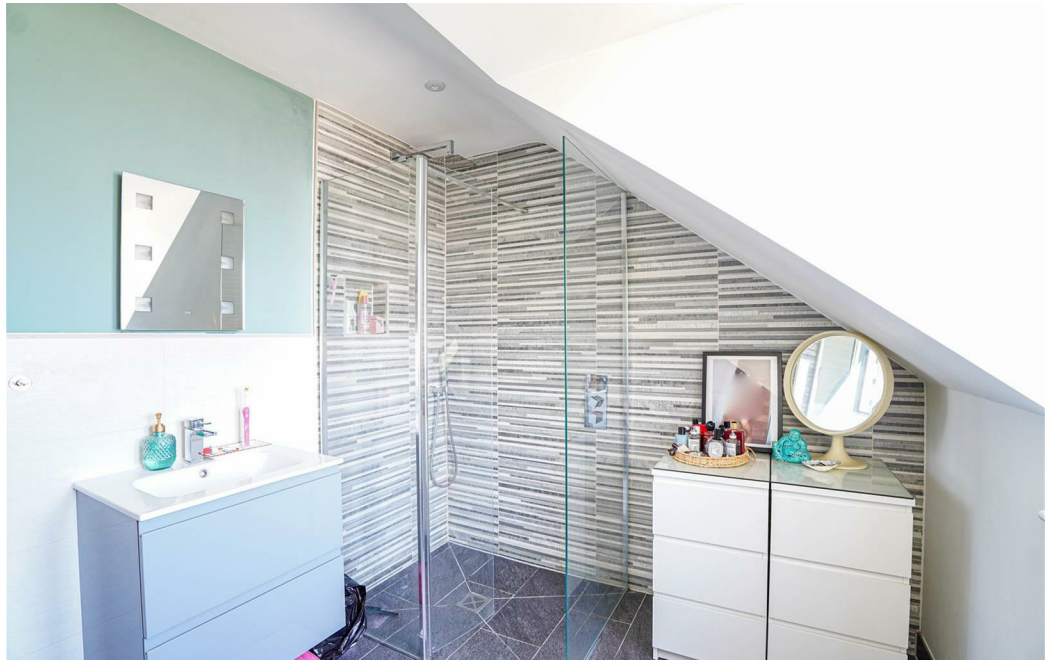




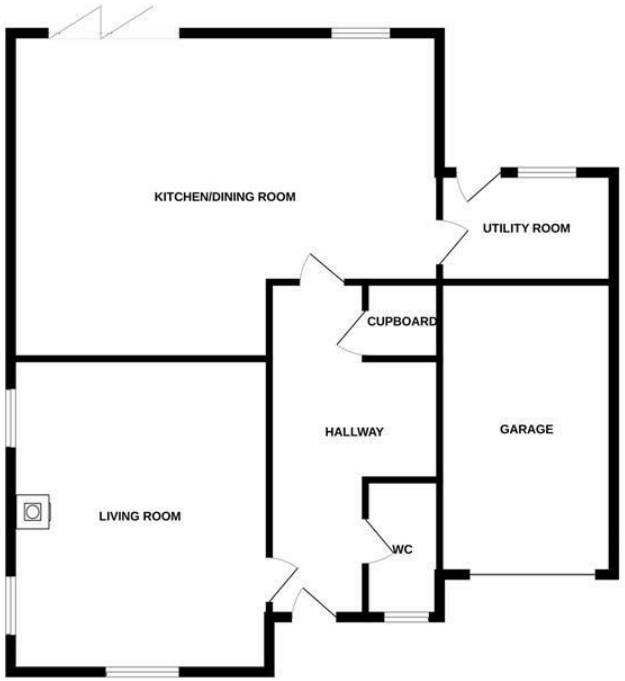




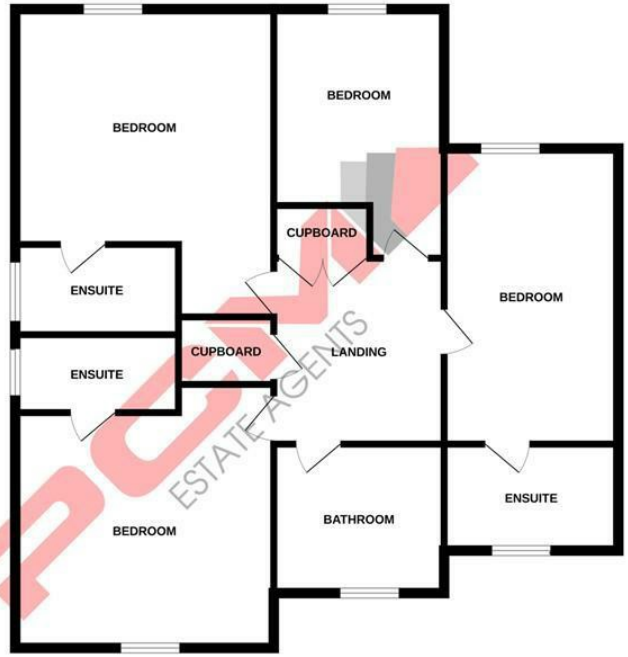

LOVE



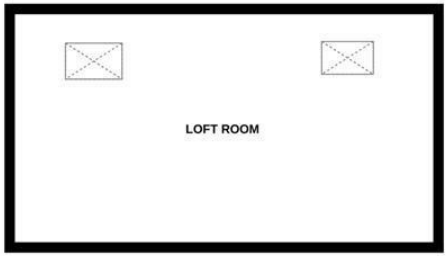
GROUND FLOOR



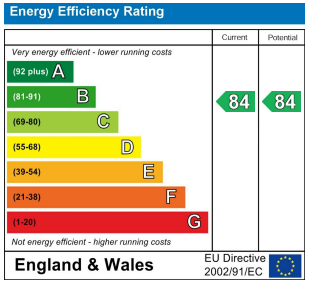
1ST FLOOR

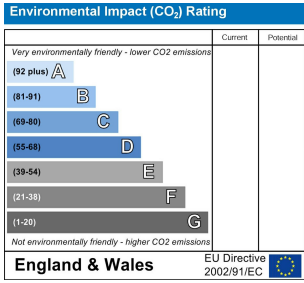


2ND FLOOR



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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