



ESTATE AGENTS

**4, Wittersham Rise, St Leonards-on-sea, TN38  
9PW**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £439,950**

Situated in this highly sought-after West St Leonards location is this superbly presented MODERN FOUR BEDROOMED, TWO BATHROOMED DETACHED FAMILY HOME enjoying benefits including GAS CENTRAL HEATING, DOUBLE GLAZING, 25'3 lounge/ diner, kitchen/ breakfast room, UTILITY ROOM, downstairs cloakroom & wc, 15'11 MASTER BEDROOM WITH EN SUITE SHOWER ROOM & wc, family bathroom & wc, SOLAR PANELS supplying domestic electricity, gardens to the front with OFF ROAD PARKING leading to an INTEGRAL GARAGE and gardens to the rear enclosed by fencing and arranged for ease of maintenance.

Situated within reach of local schools, local shopping facilities, the nearby Tesco superstore and bus routes to Hastings Town Centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

The only way to truly appreciate this superb MODERN HOME is to arrange an immediate viewing via the owner's agents on 01424 839111. Call now to avoid disappointment.

#### **DOUBLE GLAZED DOOR**

Leading to;

#### **ENTRANCE PORCH**

Double glazed to front and side aspects, interior light, part double glazed door with coloured glass feature opening to;

#### **ENTRANCE HALL**

Staircase rising to upper floor accommodation, burglar alarm control panel, central heating thermostat, radiator, integral door to garage (described later), part glazed door to lounge (described later), part glazed door to kitchen/ breakfast room (described later).

#### **CLOAKROOM**

Wash hand basin with tiled splashback, low level wc, radiator, return door to hallway.

#### **LOUNGE-DINER**

25'3" max x 10'11" (7.70 max x 3.33)

Double glazed bay window to front aspect, double glazed double doors opening

to rear garden, three radiators, part glazed return door to hall, part glazed door to;

#### **KITCHEN - BREAKFAST ROOM**

14'4" x 8'7" (4.37 x 2.62)

Double glazed windows to rear aspect, stainless steel inset sink with stainless steel mixer tap over, range of modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, integrated cooker hood over inset stainless steel four ring gas hob, stainless steel single AEG inset oven, stainless steel AEG microwave combi oven, plumbing for dishwasher, pull out larder unit, breakfast bar, corner unit with carousel shelves, radiator, inset ceiling spotlighting, under stairs storage cupboard, part glazed return door to hallway, part glazed return door to lounge-diner, part glazed door to;

#### **UTILITY ROOM**

5'3" x 5'1" (1.60 x 1.55)

Double glazed window to side aspect, wash hand basin with stainless steel mixer tap over, base unit set beneath working surface with fitted wall units over and tall unit to side, plumbing for washing machine, radiator, part double glazed door opening to rear garden, part glazed return door to kitchen-breakfast room.

#### **FIRST FLOOR LANDING**

Airing cupboard with hot water cylinder.

#### **BEDROOM ONE**

15'11" max x 11'3" max (4.85 max x 3.43 max)

Double glazed bay window to front aspect, range of fitted bedroom furniture comprising wardrobe, bedside cabinets and drawers, radiator, return door to hallway, door to;

#### **EN SUITE SHOWER ROOM**

Double glazed window to front aspect, tiled walls, tiled shower cubicle, wash hand basin set into vanity unit beneath with stainless steel mixer tap over, low level wc, heated towel rail, inset ceiling spotlighting, extractor fan, return door to bedroom.

**BEDROOM TWO**

14'7" max x 11'2" max (4.45 max x 3.40 max)

Double glazed window to rear aspect, range of wardrobes, radiator, return door to landing.

**BEDROOM THREE**

11'1" max x 9'3" max (3.38 max x 2.82 max)

Double glazed window to rear aspect, trap hatch to loft space with drop down ladder, radiator, return door to landing.

**BEDROOM FOUR**

11'10" x 8'5" (3.61 x 2.57)

Double glazed bay window to front aspect, radiator return door to landing.

**BATHROOM**

Double glazed window to side aspect, tiled walls, white suite comprising panelled bath with mixer spray attachment, pedestal wash hand basin, low level wc, radiator, inset ceiling spotlighting, shaver point, return door to landing.

**FRONT GARDEN**

Laid to lawn with flowerbeds and shrubs, block paved driveway providing off road parking and leading to;

**INTEGRAL GARAGE**

15'5" x 8'5" (4.70 x 2.57)

Remote up and over door, power and light, wall mounted gas boiler, controls for solar panels supplying domestic electricity and integral door to house.

**REAR GARDEN**

Arranged for ease of maintenance with lower patio area and steps up to further areas of garden with flowerbeds, trees and shrubs, greenhouse, gardens enclosed by close boarded fencing with exterior light and side access.

**AGENTS NOTE**

The vendor had advised that the property has solar panels, which are owned. The vendors get money back every quarter - subject to how much energy has been generated. On average, the vendors currently earn approximately £400 per quarter - but this is of course subject to usage/ power generated etc.

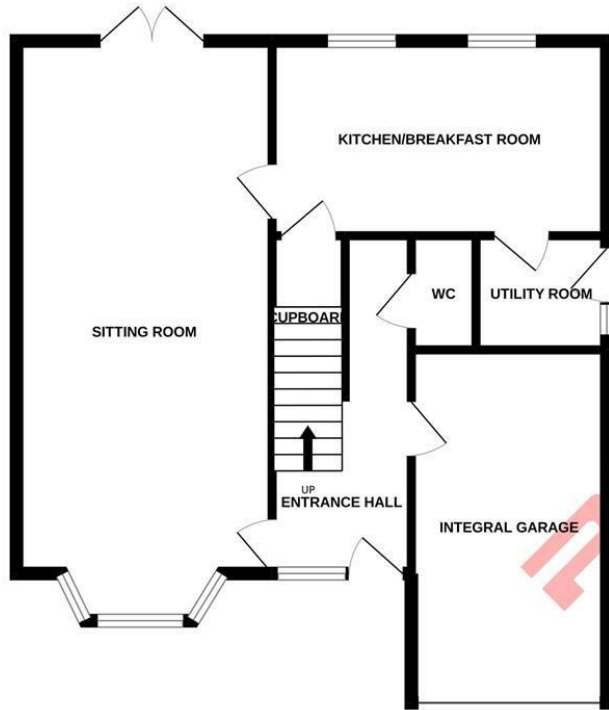
Council Tax Band: E



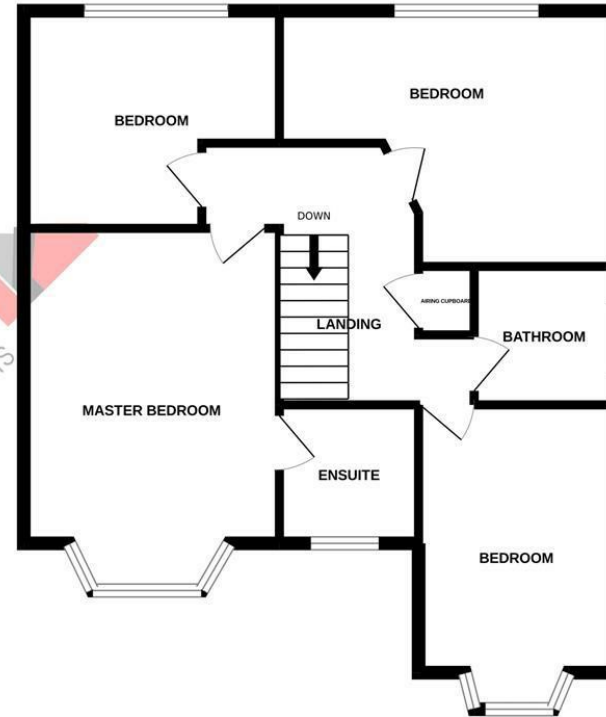




GROUND FLOOR



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.  
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.