

PCM
ESTATE AGENTS

2, Rushmere Rise, St. Leonards-On-Sea, TN38 9TS

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Guide Price £550,000

GUIDE PRICE £550,000 to £575,000
PCM Estate Agents present to the market this FOUR/ FIVE BEDROOM DETACHED FAMILY HOME with DOUBLE GARAGE and OFF ROAD PARKING. Situated in a sought-after region of West St Leonards, within walking distance of nearby shops, schooling, West St Leonards railway station and the beach, as well as being within reach of bus routes that lead to the town centre.

The property has been EXTENSIVELY REFURBISHED throughout and is presented to an excellent standard, offering a range of LUXURY FITTINGS. Accommodation comprises a welcoming entrance hall leading to a bright OPEN PLAN KITCHEN-DINING SPACE fitted with Neff INTEGRATED APPLIANCES and having QUARTZ WORKSURFACES, with BI-FOLDING DOORS leading out to the rear garden. Also on this level you will find the LOUNGE/ CINEMA ROOM fitted with DOLBY SURROUND SOUND SYSTEM, a separate DOWNSTAIRS CLOAKROOM and a FIFTH BEDROOM/ OFFICE SPACE. To the first floor the large GALLERIED LANDING with glass balustrade provides access to FOUR DOUBLE BEDROOMS, one of which having an EN-SUITE and dressing area, and a generous family bathroom.

Externally the REAR GARDEN offers a level space with patio and lawned areas, ideal for catching the summer sun, whilst to the front of the property there is a driveway providing OFF ROAD PARKING for two-three vehicles leading to a DOUBLE INTEGRAL GARAGE and an area of lawn with mature trees.

Please call the owners agents now to avoid disappointment on this EXQUISITE HOME.

PRIVATE FRONT DOOR
Leading to:

ENTRANCE HALL
15'1 max x 6'5 max (4.60m max x 1.96m max)
Karndean herringbone style flooring, radiator, access to the double garage, spotlights to ceiling, skirting surround, providing access to:

BEDROOM FIVE/ OFFICE
11'8 x 8'3 (3.56m x 2.51m)
Karndean herringbone style flooring, radiator, skirting surround, inset spotlights, double glazed window to front aspect with bespoke shutters.

WC
Karndean herringbone style flooring, wc, wash hand basin with cupboard beneath, inset spotlights, skirting surround, double glazed window to side aspect with bespoke shutters.

LOUNGE
14'1 x 10'3 (4.29m x 3.12m)
Carpet, skirting surround, built in speaker system, inset spotlights, radiator, two double glazed windows to rear aspect overlooking the garden with bespoke shutters.

KITCHEN-DINER
18'1 x 15'5 (5.51m x 4.70m)
Fitted and comprising a matching range of eye and base level units, Quartz worksurfaces, built in one & ½ ovens, built in coffee machine, built in microwave, integrated fridge freezer, Island with double sink, integrated dishwasher and wine fridge, Karndean herringbone style flooring, skirting surround, inset spotlights, smart lighting, two radiators, double glazed bi-fold doors providing access to the rear garden.

FIRST FLOOR LANDING
Wooden and glass balustrade, carpeted, radiator, skirting surround, loft hatch, airing cupboard, double glazed window to front aspect with bespoke shutters, doors to:

MASTER BEDROOM
15'5 max x 15'5 max (4.70m max x 4.70m max)
Carpeted, two built in wardrobes, dressing area , two radiators, skirting surround, inset spotlights, triple aspect with double glazed windows having bespoke shutters, access to:

EN-SUITE
11'7 max x 7'3 max (3.53m max x 2.21m max)
Freestanding bathtub, wc, wash hand basin, walk-in shower unit with rain

water shower head and further shower attachment, extractor fan, inset spotlights, tiled flooring, part tiled walls, radiator, frosted double glazed window to side aspect.

BEDROOM
9'8 x 8'9 (2.95m x 2.67m)
Carpeted, skirting surround, part panelling, radiator, double glazed window to front aspect with bespoke panelling and far reaching views over rooftops.

BEDROOM
14'8 max x 10'2 max (4.47m max x 3.10m max)
Carpeted, skirting surround, radiator, built in wardrobe, double glazed window to rear aspect overlooking the garden and having bespoke shutters.

BEDROOM
16' max x 12'4 max (4.88m max x 3.76m max)
Carpeted with skirting surround, radiator, panel feature wall, built in wardrobe, double glazed window to rear aspect with bespoke shutters.

BATHROOM
8'8 x 6'5 (2.64m x 1.96m)
Bath with shower over and further separate shower attachment, wc, wash hand basin, inset spotlights, extractor fan, tiled flooring, wall mounted radiator, frosted double glazed window to side aspect.

OUTSIDE - FRONT
Driveway providing off road parking for two-three vehicles, paved pathway to front door, area of lawn with elegant trees.

DOUBLE GARAGE
18'4 max x 15'6 max (5.59m max x 4.72m max)
Electric doors to front, wall mounted boiler, water tank, space and plumbing for washing machine, space for tumbler dryer and fridge freezer, built in cupboards, double glazed door to side aspect providing access to the rear garden.

REAR GARDEN
Patio seating area being ideal for entertaining and barbeques, good sized area of lawn, attractive tree and flowerbed surround.

Council Tax Band: E

















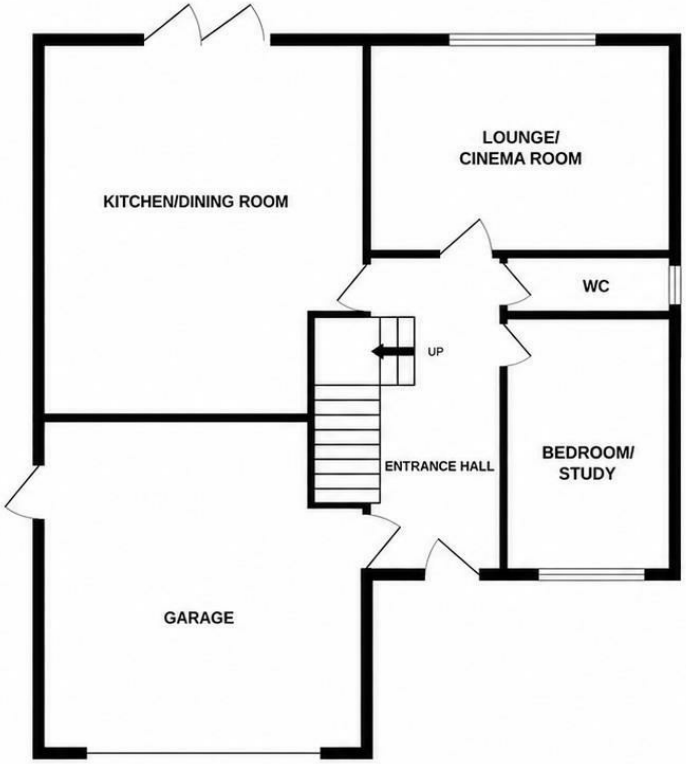




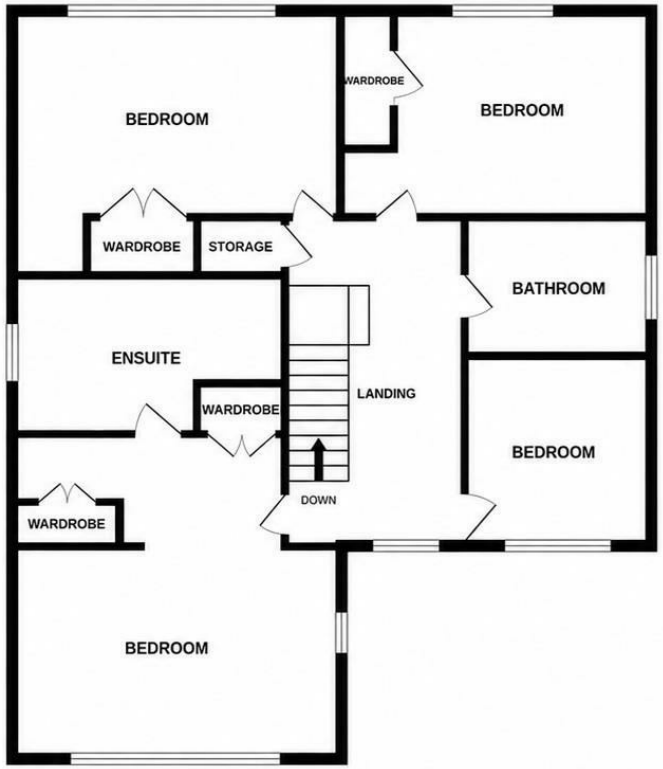




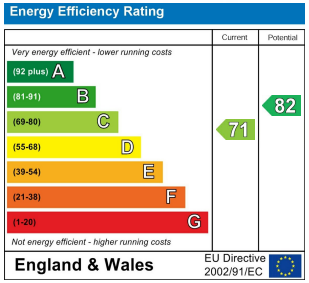
GROUND FLOOR

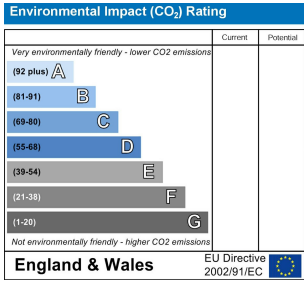


1ST FLOOR



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.





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.