PCM ESTATE AGENTS

28, Kensington Close, St. Leonards-On-Sea, TN38 9TL

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Price £410,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this EXCEPTIONALLY WELL-PRESENTED DETACHED FOUR/ FIVE BEDROOM HOUSE offered to the market with a relatively level FAMILY FRIENDLY LANDSCAPED LEVEL REAR GARDEN and a large driveway providing OFF ROAD PARKING for multiple vehicles.

Inside this family home the property has been updated to now offer EXCEPTIONALLY WELL-PRESENTED ACCOMMODATION arranged over two floors comprising an entrance hall, SEPARATE WC, lounge, OPEN PLAN KITCHEN-DINING ROOM with quartz counter tops and matching upstands, INTEGRATED APPLIANCES, separate UTILITY ROOM and ground floor OFFICE/ STUDY that could be utilised as a fifth bedroom. To the first floor the MASTER BEDROOM benefits from an EN SUITE SHOWER ROOM in addition to THREE FURTHER BEDROOMS and a family bathroom. What was the original garage has now been extended and divided in two to create the office space and utility, with the remainder of the garage just used for storage space.

This property is tucked away in a quiet cul-de-sac location, close to popular schooling establishments including being within the Robsack School catchment area, local amenities and must be viewed to fully appreciate the overall space and position on offer.

Please call the owners agents now to arrange to your viewing.

DOUBLE GLAZED FRONT DOOR
Opening to:

ENTRANCE HALL
Stairs rising to upper floor accommodation, wood flooring, radiator, under stairs recessed area, door to:

DOWNSTAIRS WC
Low level wc, wash hand basin, part tiled walls, wood flooring, wall mounted consumer unit for the electrics, radiator and double glazed window to side aspect.

LIVING ROOM
19'11 into bay (6.07m into bay)
Television point, built in window seat, double glazed bay window to front aspect, double opening doors providing access to the open plan kitchen-dining room located at the rear of the house.

KITCHEN-DINING ROOM
17'4 x 14'1 narrowing to 10'4 (5.28m x 4.29m narrowing to 3.15m)
Tiled flooring, wall mounted vertical radiator, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having quartz counter tops with matching upstands over, four ring gas hob with two electric Hot Point ovens and grill below and fitted cooker hood over, integrated dishwasher, tall fridge freezer, sunken ceramic one ½ bowl sink with mixer tap and drainer moulded into the quartz counter top, power points, USB charging sockets, double glazed window and sliding patio doors to rear aspect overlooking and providing access onto the garden.

UTILITY
8'7 x 8'6 (2.62m x 2.59m)
Fitted with a matching range of eye and base level cupboards and drawers with solid wood worktops and matching upstands over, plumbing for washing machine, space for tumble dryer, wall mounted cupboard concealed boiler, integrated drinks cooler, wine cooler, under counter fridge with freezer box, wood flooring, down lights, extractor for ventilation, radiator, door leading to the remaining section of garage providing ample storage space, further door to:

OFFICE/ BEDROOM FIVE
8'3 x 8'2 (2.51m x 2.49m)
Inset down lights, double glazed windows and doors to rear aspect enjoying a pleasant outlook onto the garden.

FIRST FLOOR LANDING
Loft hatch providing access to loft space with integrated loft ladder, door to:

BEDROOM
12'4 x 9'1 (3.76m x 2.77m)
Coving to ceiling, radiator, double glazed window to front aspect, door to:

EN SUITE
Shower enclosure with chrome shower fixings, rain style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, heated towel rail, part tiled walls, extractor fan for ventilation, double glazed obscured glass window to side aspect.

BEDROOM
11'8 x 9'1 (3.56m x 2.77m)
Radiator, double glazed window to rear aspect.

BEDROOM
8'2 x 7'5 (2.49m x 2.26m)
Radiator, double glazed window to rear aspect.

BEDROOM
9'3 x 8'2 (2.82m x 2.49m)
Currently arranged as a walk in dressing room with ample storage for hanging clothes, this could be removed with a fourth bedroom reinstated, radiator, double glazed window to front aspect.

BATHROOM
P shaped panelled bath with glass shower screen, mixer tap and shower attachment, pedestal wash hand basin with mixer tap, dual flush low level wc, part tiled walls, wood effect tiled flooring, down lights, extractor for ventilation, double glazed obscured glass window to side aspect.

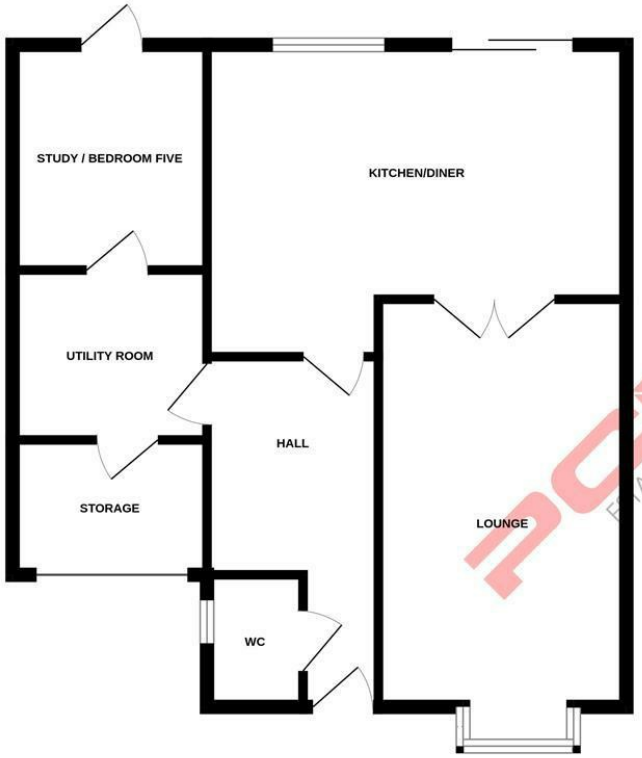
OUTSIDE - FRONT
Driveway providing off road parking for multiple vehicles, section of tarmac and block paving, gated side access to front.

STORAGE ROOM
8'4 x 6' (2.54m x 1.83m)
Previously the garage, offering storage space for garden furniture, bikes etc, with up and over door, personal door to utility room.

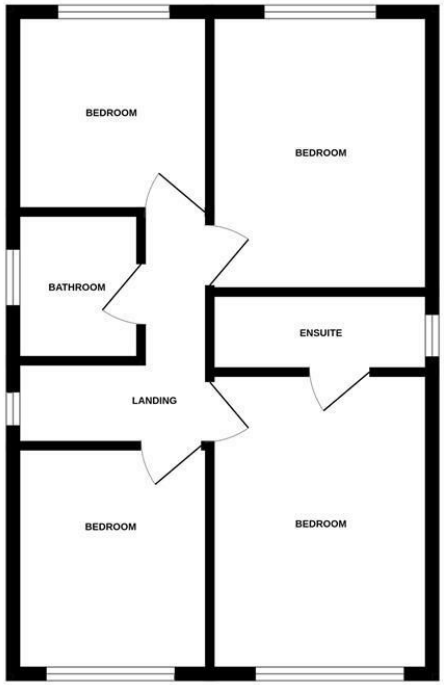
REAR GARDEN
Landscaped with a stone paved patio abutting the property, outside power point, lighting and water tap, the garden opens up onto lawn with raised planted borders retained by railway sleepers, gated access to front.

Council Tax Band: D

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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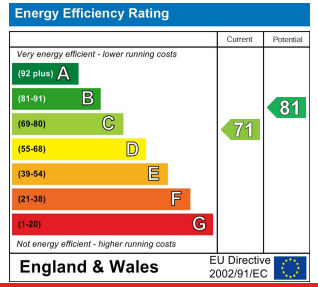

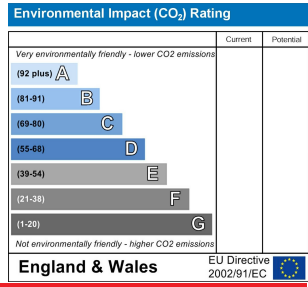

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