



ESTATE AGENTS

**53, Truman Drive, St. Leonards-On-Sea, TN37 7TH**

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**Price £580,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this SUBSTANTIAL DETACHED FOUR/FIVE BEDROOM MODERN FAMILY HOME occupying a double width plot with LARGE WRAP-AROUND GARDEN, DOUBLE GARAGE and off road parking for multiple vehicles.

Tucked away on this incredibly sought after road within St Leonards, this detached VESATILE FAMILY HOME offers accommodation arranged over three floors comprising, to the ground floor a spacious entrance hall, access to double garage and a cloakroom. To the first floor there is a lounge with wood burning stove, separate dining room, MODERN KITCHEN, OFFICE/BEDROOM FIVE. The living accommodation is inter-linking with double opening doors to allow for an open plan feel but can also easily be separated should you want cosier rooms.

To the second floor a spacious landing provides access to a MASTER BEDROOM with LARGE EN SUITE SHOWER ROOM, three further double bedrooms, all with built in wardrobes, in addition to a family bathroom.

Outside to the front a block paved driveway provides OFF ROAD PARKING for multiple vehicles and access to the INTEGRAL DOUBLE GARAGE. To the rear the garden extends off the back and the side with several patio seating areas, sections of lawn and a small wooded area.

There are benefits including GAS FIRED HEATING and Double Glazed Windows in addition to SOLAR PANELS which help contribute to heating the hot water and keeping electricity bill as low as possible.

The property is positioned within easy reach of a number of popular schooling establishments and local amenities and benefits from having gas fired central heating and double glazing.

Please call the owners agents now to book your viewing to avoid disappointment.

### **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, wood laminate flooring, radiator,

coved ceiling, door to garage, understairs storage cupboard, double glazed window to side aspect overlooking side garden, wall mounted security alarm panel.

### **WC**

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, storage space set beneath, wood laminate flooring, part tiled walls, radiator, coved ceiling, extractor fan.

### **FIRST FLOOR LANDING**

Coved ceiling, radiator, wall mounted thermostat control for heating, telephone point.

### **BEDROOM / STUDY**

11'3 x 10'3 (3.43m x 3.12m)

Coved ceiling, radiator, wood flooring, double glazed window to front aspect.

### **LIVING ROOM**

16'2 x 13'1 (4.93m x 3.99m)

Coved ceiling, wood flooring, television point, fireplace with granite hearth and inset wood burning stove, double glazed window to side and front aspect. Wooden double opening doors to:

### **DINING ROOM**

16'1 x 9'8 (4.90m x 2.95m)

Radiator, coved ceiling, tile effect laminate flooring, double glazed sliding patio doors opening to Garden. Double opening doors to:

### **KITCHEN**

14'3 narrowing to 10'1 x 13'6 (4.34m narrowing to 3.07m x 4.11m)

Coved ceiling, downlights, tile effect laminate flooring, kitchen is fitted with a range of eye and base level cupboards and drawers, soft close hinges, solid Quartz overlay worktops and matching upstands, space for American style fridge/freezer, space for range style electric cooker, fitted cooker hood, inset 1 1/2 bowl Franke sink with mixer tap, integrated dishwasher, integrated washer/dryer, under cupboard lighting, double glazed windows to side and rear aspect with views over the garden, double glazed door opening to garden.

### **SECOND FLOOR LANDING**

Hatch providing access to loft space, double glazed window to front aspect.

**BEDROOM**

13'3 x 11'11 (4.04m x 3.63m)

Coved ceiling, built in double wardrobe, radiator, double glazed window to front aspect with pleasant views. Door to:

**EN SUITE SHOWER ROOM**

Walk in double size shower enclosure, chrome waterfall shower head and further handheld shower attachment, vanity enclosed wash hand basin with chrome mixer tap, concealed cistern dual flush low level wc with storage space either side, chrome ladder style heated towel rail, part tiled walls, tile effect vinyl flooring, downlights, extractor fan, part tiled walls, wall mounted mirror, double glazed opaque glass window to side aspect.

**BEDROOM**

16'9 x 10'2 (5.11m x 3.10m)

Radiator, wood laminate flooring, coved ceiling, built in wardrobe, double aspect room with double glazed windows to side and double glazed window to rear with views over the garden.

**BEDROOM**

13'7 x 9'8 (4.14m x 2.95m)

Coved ceiling, radiator built in wardrobe, double aspect room with double glazed window to both side and rear elevations, both enjoying garden views.

**BEDROOM**

10'5 x 10'4 (3.18m x 3.15m)

Radiator, coved ceiling, built in wardrobe, double glazed window to front aspect with pleasant views.

**BATHROOM**

Newly fitted bathroom suite with a panelled bath with mixer tap, shower over bath, concealed cistern dual flush low level wc with storage either side, vanity enclosed wash hand basin with opal shaped basin and chrome mixer tap, wall mounted mirror, chrome ladder style heated towel rail, downlights, extractor fan, part tiled walls, tiled flooring.

**FRONT GARDEN**

Block paved driveway providing off road parking for multiple vehicles, leading to:

**INTEGRAL DOUBLE GARAGE**

20'10 x 16'11 (6.35m x 5.16m)

Tiled flooring, wall mounted boiler, wall mounted electrics consumer unit, twin up and over doors, power and light.

**REAR GARDEN**

Double width plot with a stone patio butting the property, further raised patio terraced area with glass metal balustrade, areas of lawn extending off the back and side of the house, wooden shed, fenced boundaries, area of woodland, variety of mature plants, shrubs and trees, outside water tap, outside lighting.

**AGENTS NOTE**

SOLAR PANELS - There are 2kw on South East side and 2kw on South West side.

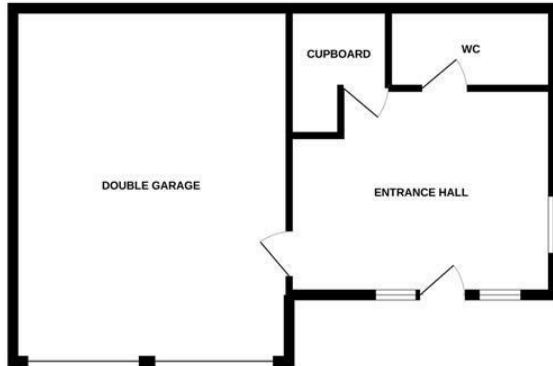
The Panels are approximately 8 years old and help heat the water, they are owned outright and come as part of the sale of the property.



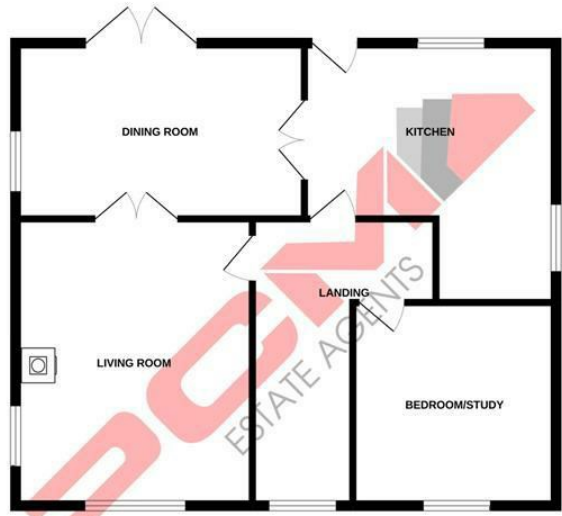




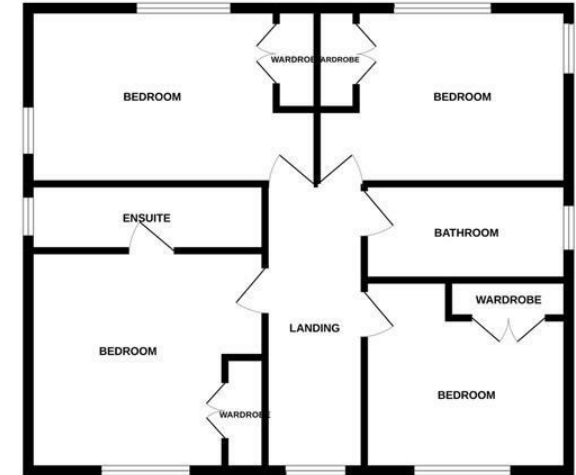
GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



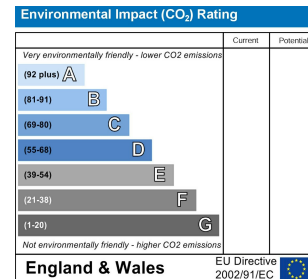
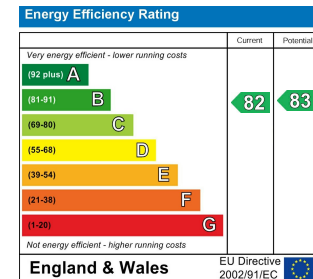
2ND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 2029 sq.ft. (188.5 sq.m.) approx.

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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