



ESTATE AGENTS

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**Offers In Excess Of £460,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this DELIGHTFUL MODERN DETACHED FOUR BEDROOMED FAMILY HOME on this sought-after quiet road within St Leonards.

Offering well-appointed family accommodation arranged over two floors comprising an entrance hall, DOWNSTAIRS WC, living room with OPEN FIRE, OPEN PLAN KITCHEN-DINER with BI-FOLD DOORS onto a LOVELY GARDEN, separate UTILITY ROOM with access to an INTEGRAL GARAGE. The upstairs landing provides access to FOUR GOOD SIZED BEDROOMS and a family bathroom. The property also has benefits including gas fired central heating, double glazing and a resin driveway providing OFF ROAD PARKING for two vehicles side-by-side and a DELIGHTFUL PRIVATE & ENCLOSED REAR GARDEN for the family to enjoy.

Located close by are a number of popular schooling establishments and access roads leading to Hastings town centre and Battle, both with their mainline railway stations and comprehensive range of facilities.

Please call the owners agents now to book your appointment on this FAMILY HOME.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Leading to;

#### **ENTRANCE HALL**

Radiator, wood flooring, coving to ceiling, wall mounted thermostat control for gas fired central heating, door opening to living room and further door to;

#### **DOWNSTAIRS WC**

Concealed cistern dual flush low level wc, pedestal wash hand basin with mixer tap and tiled splashback, tiled flooring, radiator, double glazed obscured glass window to side aspect.

#### **LIVING ROOM**

19'4 max x 19'1 max narrowing to 11'9

Double aspect with double glazed bay window to front, double glazed window to side, two wall mounted vertical radiators, television point, telephone point, open fire with wooden surround and stone hearth, stairs rising to upper floor accommodation with storage cupboard beneath, double opening frosted sliding doors to;

#### **OPEN PLAN KITCHEN-DINER**

19'2 x 12'1

Offering ample space for the family to entertain, fitted with a range of eye and base level cupboards and drawers fitted with soft close hinges and having work surfaces over, four ring gas hob with extractor over, waist level double oven and grill, full of space saving options with a pull out larder style cupboard, space for drinks/ wine cooler, dishwasher, inset one ½ bowl drainer/sink unit with mixer tap, wall mounted vertical radiator, ample space for dining table, combination of down lights and ceiling lighting over dining table, door opening to utility room, double glazed window and double glazed bi-folding doors to the rear aspect overlooking and providing access to the rear garden.

#### **UTILITY ROOM**

8'9 x 5'7

Coving to ceiling, part tiled walls, space for tall fridge freezer, space and plumbing for washing machine set beneath worktops, radiator, personal door to garage, double glazed door and window to rear aspect overlooking and providing access to the garden.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, coving to ceiling, fire alarm, airing cupboard, double glazed window to side aspect, door to;

#### **BEDROOM ONE**

12'1 x 11'8

Coving to ceiling, radiator, double glazed window to front aspect.

#### **BEDROOM TWO**

12' x 10'2

Radiator, coving to ceiling, double glazed window to rear aspect with pleasant views over the garden.

#### **BEDROOM THREE**

8'9 x 8'6

Coving to ceiling, radiator, double glazed window to rear aspect with views over the garden.

#### **BEDROOM FOUR**

8'9 x 8'6

Radiator, double glazed window to front aspect.

#### **BATHROOM**

P shaped panelled bath with mixer tap, electric shower over bath, dual flush low level wc, wash hand basin with mixer tap, chrome ladder style heated towel rail, part tiled walls, tile effect laminate flooring, double glazed window to side aspect.

#### **FRONT GARDEN**

Resin driveway providing off road parking for two vehicles side-by-side.

#### **GARAGE**

18'1 x 10'

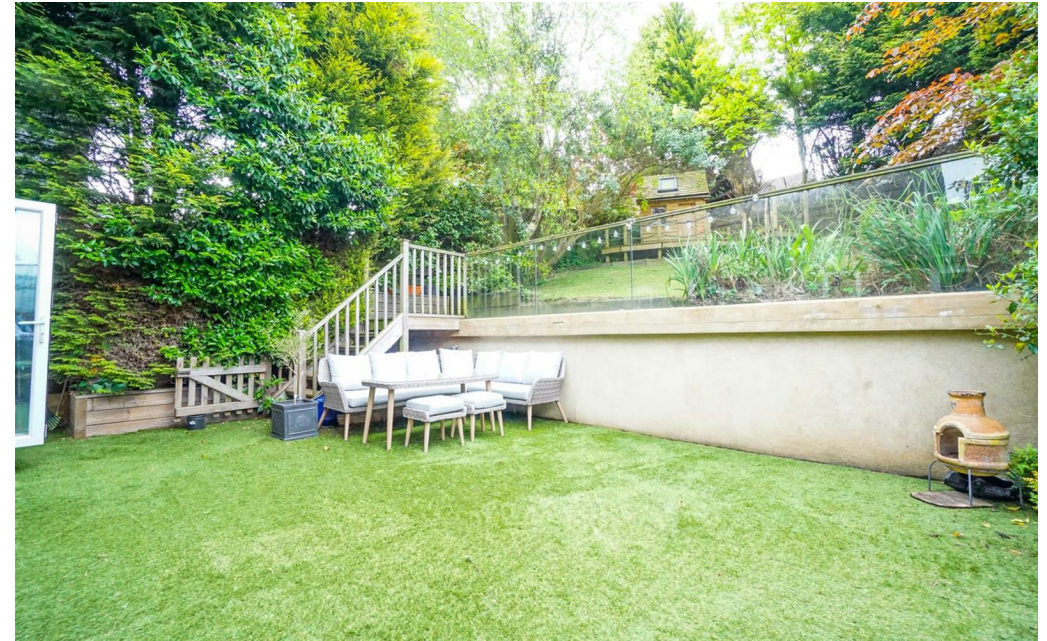
Up and over door, power and light, mezzanine level within the garage providing ample space for storage.

#### **REAR GARDEN**

Sympathetically terraced with section of garden laid with artificial lawn, ample space for patio furniture to sit out and enjoy with a raised wild pond area retained by railway sleepers, gated access to the side of the property providing access to front. Wooden steps to the second section of garden with glass balustrade allowing for a pleasant view up and down the garden, laid to lawn with children's play area and play house set to the far section of garden. Mature plans, shrubs and small trees allowing for an enjoyable and pleasant private outlook, outside water tap.

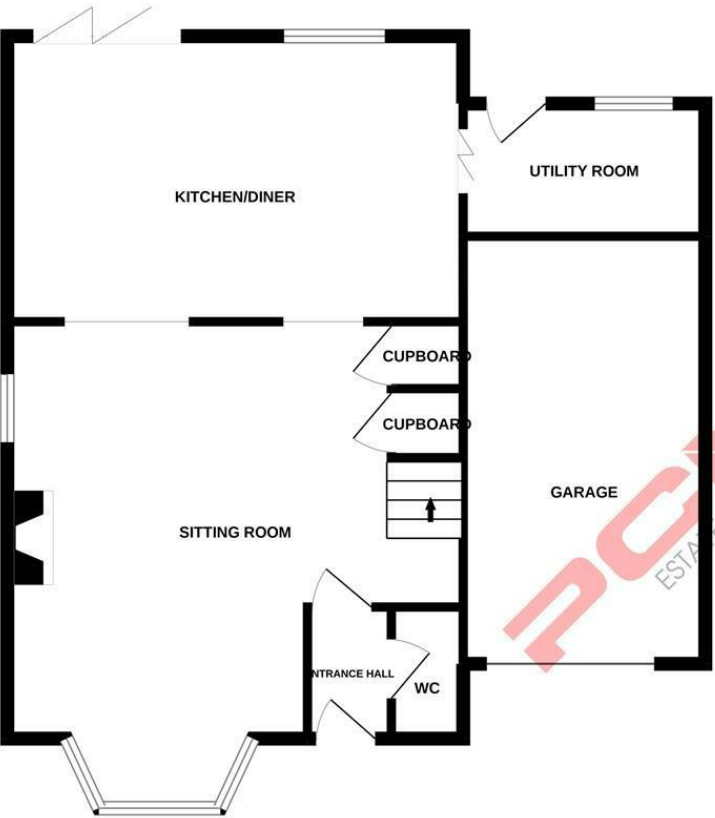
Council Tax Band: E



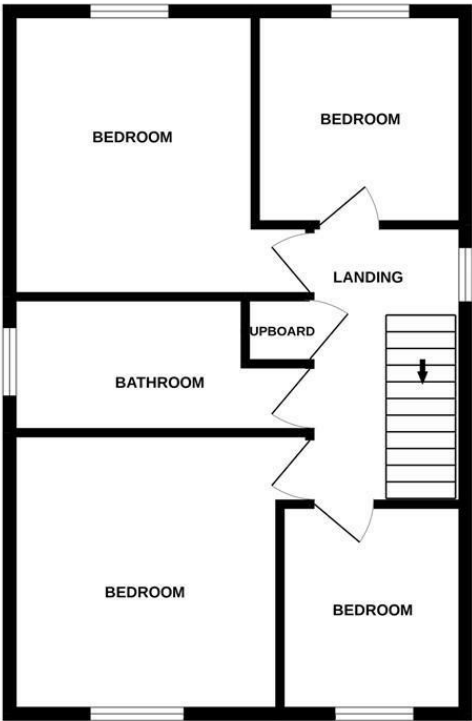




GROUND FLOOR



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.  
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