

ESTATE AGENTS

3 Turner Close, Charles Road West, St. Leonards-On-Sea, TN38 0RT

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£460,000

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this BRAND NEW THREE BEDROOMED DETACHED FAMILY HOME built to a very HIGH STANDARD on this EXCULSIVE INTIMATE DEVELOPMENT of just 10 QUALITY HOUSES located in the sought-after West St Leonards area of the town and comes complete with a 10 YEAR WARRANTY.

The property benefits from well-proportioned accommodation arranged over two floors comprising an IMPRESSIVE LIGHT AND SPACIOUS ENTRANCE HALL providing access onto a GOOD-SIZED LOUNGE-DINING ROOM with BI-FOLD DOORS onto a relatively level FAMILY FRIENDLY GARDEN, the kitchen is of the highest quality with INTEGRATED APPLIANCES, GRANITE WORKTOPS and MATCHING UPSTANDS. There is also ground floor CLOAKROOM. and GAS CENTRAL HEATING complete with the ENERGY EFFICIENT HALO system.

To the upstairs the landing provides access to MASTER BEDROOM with a LUXURY EN SUITE SHOWER ROOM, two further GOOD-SIZED BEDROOMS and a LUXURY FAMILY BATHROOM.

The garden is of a good size and relatively level with a STONE PATIO abutting the property, section of lawn and a shed. There is also a BLOCK PAVED DRIVE providing OFF ROAD PARKING.

Located within easy reach of a number of local amenities and not far from central St Leonards with its range of boutique shops and eateries located on Kings Road with its range of boutique shops and cafe's, as well as St Leonards seafront, promenade and a number of popular schooling establishments.

This BRAND NEW DETACHED FAMILY HOME must be viewed to fully appreciate what is on offer with only 4 remaining available properties. Contact us early to esquire and to arrange your immediate viewing to avoid disappointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, radiator, under stairs storage cupboard, wall mounted digital control for gas fired central heating, double glazed window to front aspect, door to;

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and storage set beneath, chrome ladder style heated towel rail, wood laminate flooring, down lights, extractor for ventilation, part tiled walls.

LOUNGE-DINING ROOM

17'1 x 11'5 (5.21m x 3.48m)

Combination of down lighting and pendant ceiling lighting, television and telephone point, wood laminate flooring, wall mounted vertical radiator, double glazed bi-folding doors to rear aspect providing access and overlooking the garden.

KITCHEN-BREAKFAST ROOM

12'9 excluding side door recess x 10'4 (3.89m excluding side door recess x 3.15m)

Newly fitted modern kitchen built to a high specification with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having a granite worktop and upstands over, four ring AEG electric hob with fitted AEG cooker hood over, wall mounted cupboard concealed Ideal boiler, integrated tall fridge freezer, washer/ dryer and dishwasher, wood laminate flooring, radiator, down lights, smoke alarm, LED plinth lighting, double glazed window to front aspect, double glazed door to side.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft space, door to;

BEDROOM ONE

12'6 x 10'9 (3.81m x 3.28m)

Radiator, television point, double glazed window to rear aspect with views over the garden, double glazed French doors opening inwards to a Juliette balcony and safety glass balustrade, door to;

EN SUITE

Large walk in shower enclosure with chrome waterfall style shower head and further hand-held shower attachment, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, concealed cistern dual flush low level wc, chrome ladder style heated towel rail, shaver point, part tiled walls, tiled flooring, extractor for ventilation, down lights, shaver point, double glazed opaque glass window to rear aspect.

BEDROOM TWO

10'6 x 8'6 (3.20m x 2.59m)

Television point, radiator, double glazed window to front aspect.

BEDROOM THREE

10'2 max x 8'4 max (3.10m max x 2.54m max)

Built in cupboard over the stairs, radiator, double glazed window to front aspect.

FAMILY BATHROOM

Panelled bath with chrome mixer tap, shower over bath with chrome waterfall style shower head and further hand-held shower attachment, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, chrome ladder style heated towel rail, shaver point, part tiled walls, tiled flooring, extractor for ventilation, down lights, double glazed opaque glass window to side aspect.

OUTSIDE - FRONT

Stone patio abutting the property and wrapping round to the side elevation also, outside lighting, lawned front garden with few steps up to the front door and a block paved drive providing off road parking.

REAR GARDEN

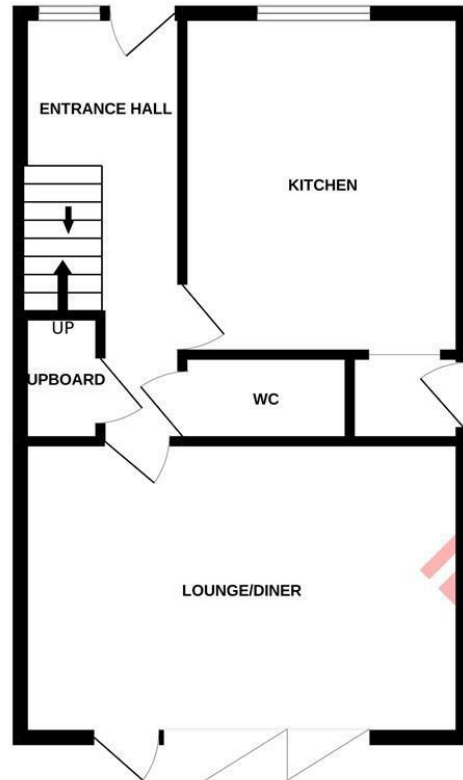
Stone patio with a few steps up to a section of lawn, fenced boundaries, gated access to front, wooden shed, outside power point, outside water tap. The rear garden backs onto The Green Lawn Tennis Club.



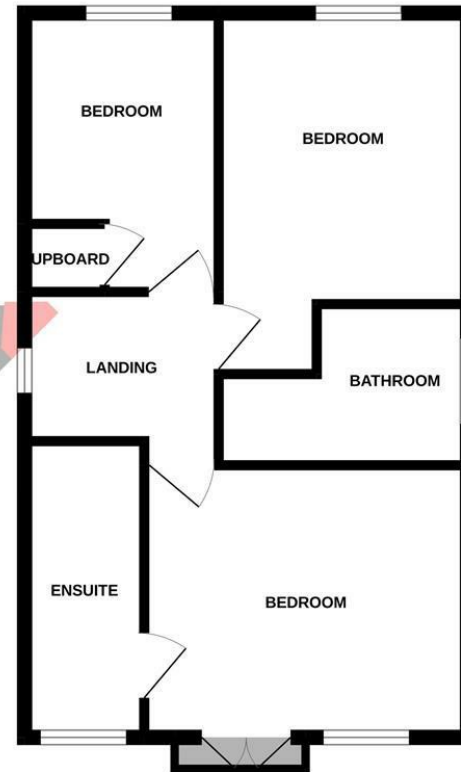




GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.