



**9, Delaware Drive, St. Leonards-On-Sea, TN37 7TJ**

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**Price £495,000**

PCM Estate Agents are delighted to present to the market this delightful MODERN DETACHED FOUR BEDROOM FAMILY HOME, enviably positioned on a sought-after and PEACEFUL ROAD in St Leonards. Designed with modern family living in mind, the property offers well-balanced, light-filled accommodation arranged over two floors.

The ground floor is both welcoming and practical, comprising a spacious entrance hall, a convenient DOWNSTAIRS WC and a comfortable LIVING ROOM featuring an OPEN FIRE, creating a cosy focal point for evenings in. The heart of the home is the impressive OPEN PLAN KITCHEN-DINING SPACE, perfectly suited to both everyday family life and entertaining, with bi-fold doors opening seamlessly onto the REAR GARDEN. A separate UTILITY ROOM provides additional storage and practicality, with internal access to the INTEGRAL GARAGE. To the first floor, the landing leads to FOUR WELL-PROPORTIONED BEDROOMS, all ideal for family use, home working or guest accommodation, alongside a modern family bathroom. The home further benefits from gas-fired central heating and double glazing throughout.

Externally, the resin driveway provides side-by-side OFF ROAD PARKING for two vehicles, while the private and ENCLOSED REAR GARDEN offers a safe and inviting space for children to play, summer dining and relaxed outdoor enjoyment.

Conveniently located, the property is within close proximity to a range of well-regarded schooling establishments, as well as access routes to Hastings town centre and Battle, both offering mainline railway stations and a comprehensive selection of shops, services and leisure facilities.

Early viewing is highly recommended to fully appreciate this wonderful family home. Please contact the owners' agents at PCM Estate Agents to arrange your appointment.

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

Opening into:

#### **WELCOMING ENTRANCE HALL**

Wood flooring, radiator, coving to ceiling, doors opening to:

#### **DOWNSTAIRS WC**

Concealed cistern dual flush low level wc, wood laminate flooring, wall mounted wash hand basin with chrome mixer tap and tiled splashbacks, radiator, double glazed window with frosted glass to side aspect.

#### **LOUNGE**

19'6 into bay x 19'5 max narrowing to 11'9 (5.94m into bay x 5.92m max narrowing to 3.58m)

Wood laminate flooring laid in a herringbone pattern, wall mounted column style radiator, down lights, coving to ceiling, two wall mounted vertical radiators, tiled fireplace with wooden surround and mantle, stone hearth and open fire, under stairs storage cupboard, stairs rising to upper floor accommodation, double glazed bay window to front aspect with made to measure plantation shutters, double opening doors and a further pocket single door to rear elevation opening up onto:

#### **KITCHEN-DINING ROOM**

19'1 x 12'1 (5.82m x 3.68m)

Modern and built with a matching range of eye and base level cupboards and drawers with soft close hinges, worksurfaces, four ring gas hob with waist level oven and separate grill, breakfast bar seating area, ample space for large dining table, inset one & 1/2 bowl drainer-sink unit with mixer spray tap, integrated dishwasher, integrated under counter fridge, pull out larder style cupboard, wall mounted vertical radiator, down lights, ceiling light over the kitchen area, double glazed bi-folding doors to rear elevation opening onto the garden, double glazed door to rear aspect, double opening doors and a further pocket single door to lounge, door leading to:

#### **UTILITY**

8'5 x 5'9 (2.57m x 1.75m)

Double radiator, coving to ceiling, down lights, wall mounted boiler, fitted with a range of base level cupboards with worksurfaces over, space and plumbing for washing machine, door to garage, double glazed window and door to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, cupboard, double glazed window to side aspect, doors to:

**BEDROOM**

12' x 11'9 (3.66m x 3.58m )

Radiator, down lights, coving to ceiling, double glazed window to front aspect.

**BEDROOM**

11'9 x 10'2 (3.58m x 3.10m)

measurement excludes door recess, down lights, coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

**BEDROOM**

8'7 x 8'6 (2.62m x 2.59m)

Radiator, down lights, coving to ceiling, double glazed window to rear aspect with views onto the garden.

**BEDROOM**

8'7 x 7'1 (2.62m x 2.16m)

Radiator, coving to ceiling, double glazed window to front aspect.

**BATHROOM**

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and storage set beneath, bath with mixer tap and shower over, rain style shower head and hand-held shower attachment, part tiled walls, heated towel rail, wood laminate flooring, down lights, double glazed window with obscured glass for privacy to side aspect.

**OUTSIDE - FRONT**

Resin driveway providing off road parking for multiple vehicles, access to:

**GARAGE**

17'8 x 10' (5.38m x 3.05m)

Mezzanine storage area, electric roller door, power and light.

**REAR GARDEN**

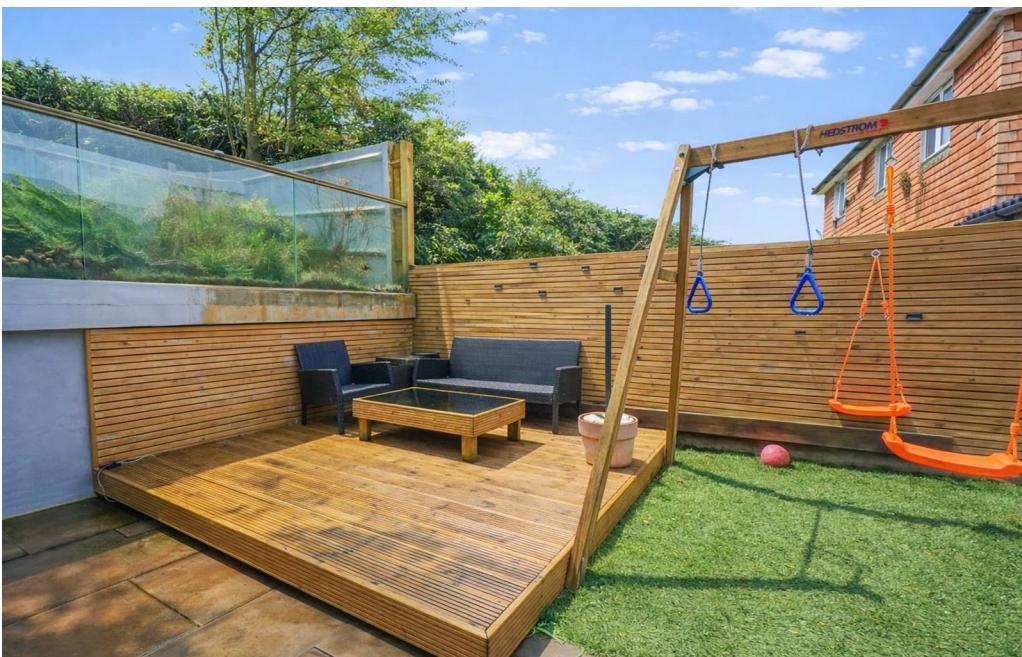
Landscaped and arranged over two sympathetically and well thought-out terraces. The lower section of garden offers relatively level access from the house to a large stone patio and a decked patio. This level is ideal for entertaining and offers ample space for patio furniture, there are external power points and gated side access. There are wooden steps leading to the next terrace being laid to lawn, offering a space for children to play, retained by a

wall and glass safety balustrade, whilst to the top of the garden there is a further decked veranda and a playhouse.

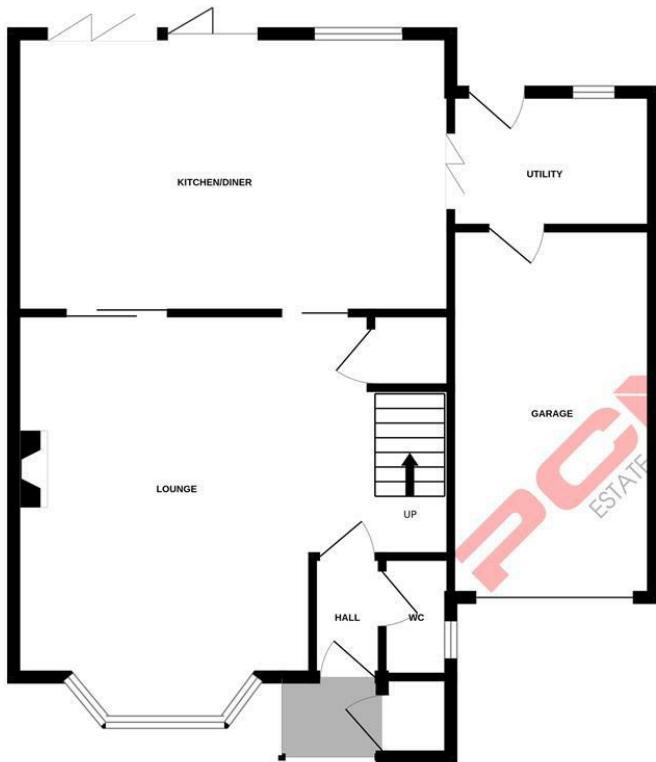
Council Tax Band: E



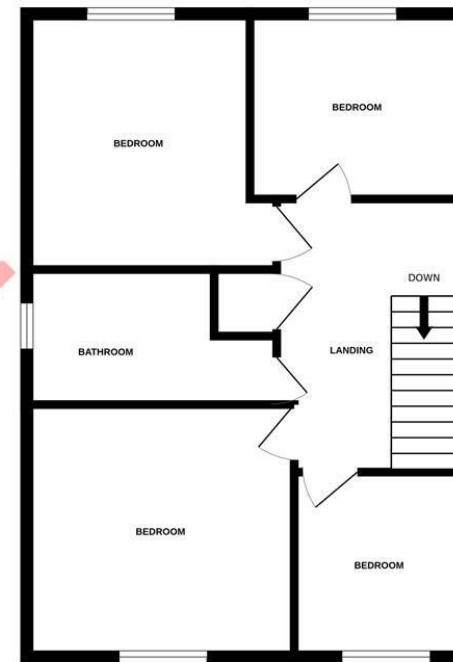




GROUND FLOOR



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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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.

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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC