PCM
ESTATE AGENTS

28, Fern Road, St. Leonards-On-Sea, TN38 0UH

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £439,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this DOUBLE FRONTED GEORGIAN STYLE FOUR BEDROOM DETACHED FAMILY HOME located on this incredibly sought-after road within West St Leonards.

The property is considered to be within easy reach of popular schooling establishments and nearby local amenities, and also offers well-appointed and well-proportioned accommodation arranged over two floors comprising a vestibule opening to an entrance hall, TRIPLE ASPECT LIVING ROOM, CONSERVATORY, kitchen, separate UTILITY ROOM, DINING ROOM and a DOWNSTAIRS WC. Whilst upstairs there are FOUR WELL-PROPORTIONED BEDROOMS and a shower room all located off of the spacious landing. Modern comforts include gas fired central heating, double glazing and UNDERFLOOR HEATING in the kitchen and utility.

A block paved drive beckons providing OFF ROAD PARKING for multiple vehicles to the front, an INTEGRAL GARAGE providing further space to park a vehicle or to utilise as storage and a BEAUTIFULLY LANDSCAPED GARDEN considered IDEAL FOR FAMILIES.

This house must be viewed to fully appreciate the convenient position and the merit of the accommodation on offer. Please call the owners agents now to book your viewing.

COMPOSITE DOUBLE GLAZED FRONT DOOR
Opening to:

VESTIBULE
Frosted glass double glazed window to side aspect, further wooden partially glazed door opening to:

ENTRANCE HALL
Stairs rising to upper floor accommodation, radiator, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, door to:

DOWNSTAIRS WC
Dual flush low level wc, pedestal wash hand basin with mixer tap, partially wood panelled walls, double glazed pattern glass window to rear aspect.

TRIPLE ASPECT LIVING ROOM
20'8 x 10'4 (6.30m x 3.15m)
Stone fireplace with stone hearth and inset gas living flame fire, double radiator, coving to ceiling, combination of wall and ceiling lighting, wood laminate flooring, double glazed window to front aspect, double glazed sliding patio door providing access and a pleasant outlook onto the garden, double glazed French doors opening onto:

CONSERVATORY
12'7 x 9'8 (3.84m x 2.95m)
UPVC construction with double glazed windows to side, rear and front elevations, glass roof, wood laminate flooring, double glazed French doors allowing for a pleasant outlook and access onto the garden.

DINING ROOM
12'1 x 12'4 (3.68m x 3.76m)
Wood flooring, radiator, coving to ceiling, double glazed window to front aspect.

KITCHEN
10'1 x 7'8 (3.07m x 2.34m)
Inset down lights, part tiled walls, tiled flooring, under cupboard lighting, fitted with a matching range eye and base level cupboards and drawers with complimentary worksurfaces over, inset ceramic one & ½ bowl sink with chrome mixer tap, four ring electric induction hob with fitted cooker hood over, waist level oven and separate grill, integrated fridge freezer and dishwasher, underfloor heating, double glazed window to rear aspect with pleasant views onto the garden and an archway leading to:

UTILITY ROOM
7'6 x 7'4 (2.29m x 2.24m)
Continuation of the tiled flooring and a matching range of base and wall mounted cupboards, space and plumbing for washing machine and tumble dryer, part tiled walls, personal door to integral garage, down lights, double glazed pattern glass door to side aspect, underfloor heating, double glazed window to rear aspect with views onto the garden.

FIRST FLOOR LANDING
Radiator, loft hatch providing access to loft space, airing cupboard, double glazed window to front aspect.

BEDROOM ONE
12'8 x 10'8 (3.86m x 3.25m)
Double radiator, coving to ceiling, double glazed window to rear aspect with pleasant views onto the garden.

BEDROOM TWO
10'5 x 10'4 (3.18m x 3.15m)
Coving to ceiling, double radiator, double glazed window to front aspect.

BEDROOM THREE
10'3 x 6'8 (3.12m x 2.03m)
Radiator, double glazed window to front aspect.

BEDROOM FOUR
8'9 x 8'9 (2.67m x 2.67m)
Radiator, coving to ceiling, double glazed window to rear aspect with pleasant views onto the garden.

SHOWER ROOM
Large walk in shower enclosure with fixed chrome shower, waterfall style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc with vanity enclosed wash hand basin to the side allowing for a further storage and with a chrome mixer tap, tiled walls, tiled flooring, chrome ladder style heated towel rail, inset down lights, extractor for ventilation, double glazed pattern glass window to rear aspect.

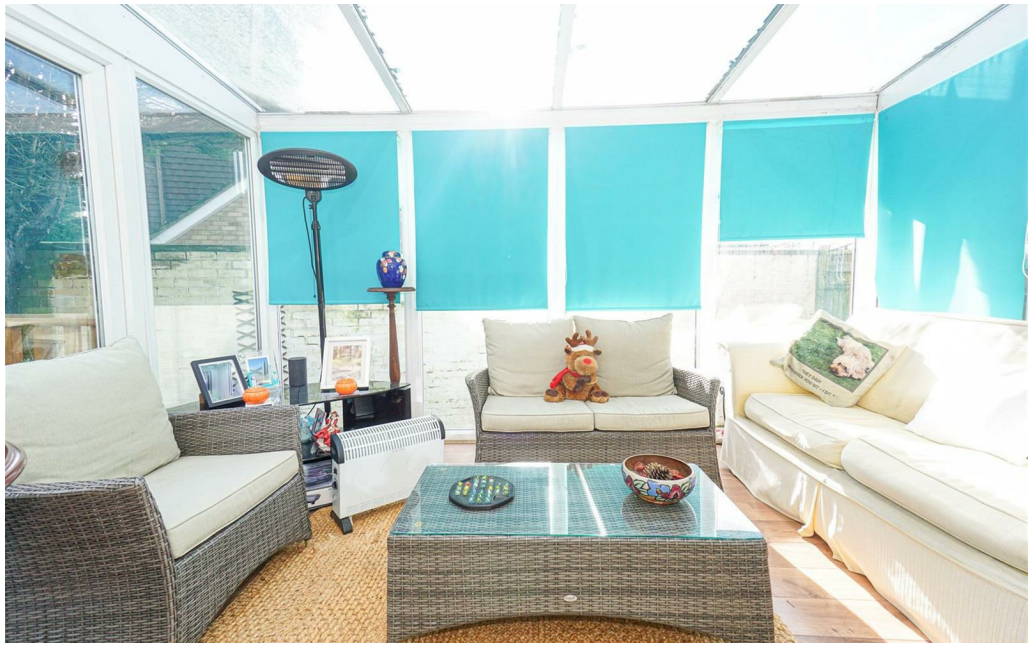
OUTSIDE - FRONT
Block paved drive providing off road parking for multiple vehicles.

GARAGE
15'7 x 8'9 (4.75m x 2.67m)
Power and light, also houses the wall mounted Worcester boiler and the consumer unit for the electrics as well as a gas meter, up and over door.

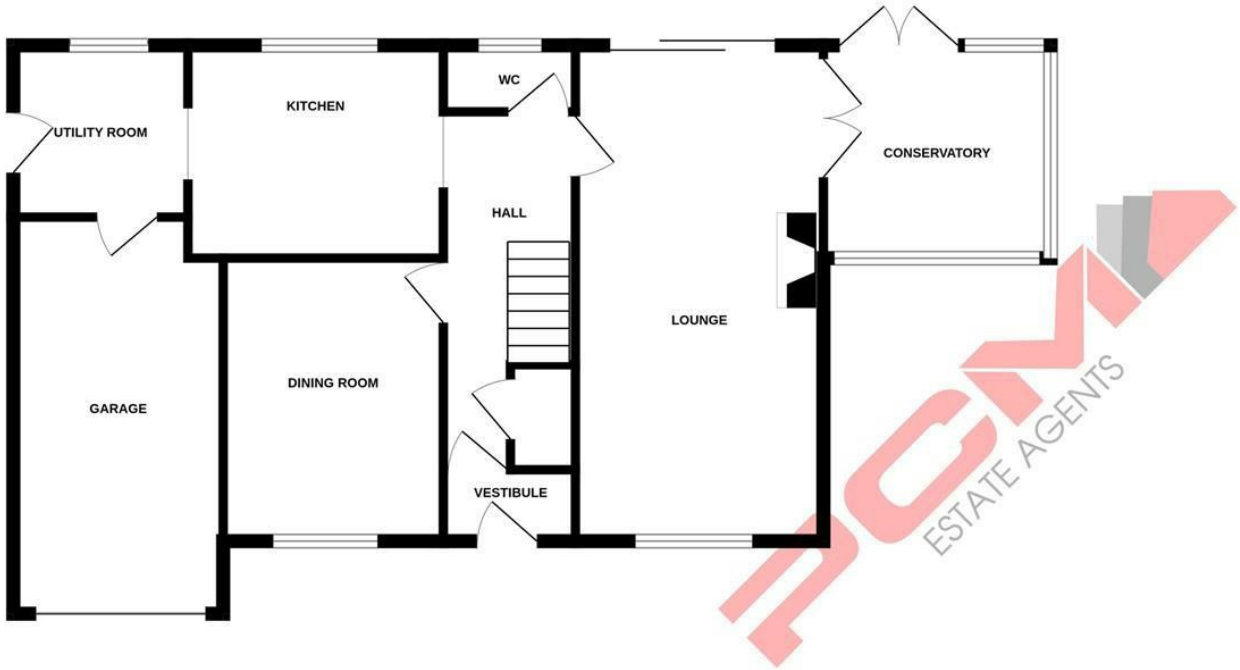
REAR GARDEN
Established and relatively level family friendly garden with a stone patio abutting the property, a small veranda off the conservatory and a further patio area at the bottom of the garden laid with wooden decking. The garden benefits from a variety of mature flowering shrubs and plants, private and enjoying a pleasant outlook. With wooden shed, outside water tap and gated access to front.

Council Tax Band: E

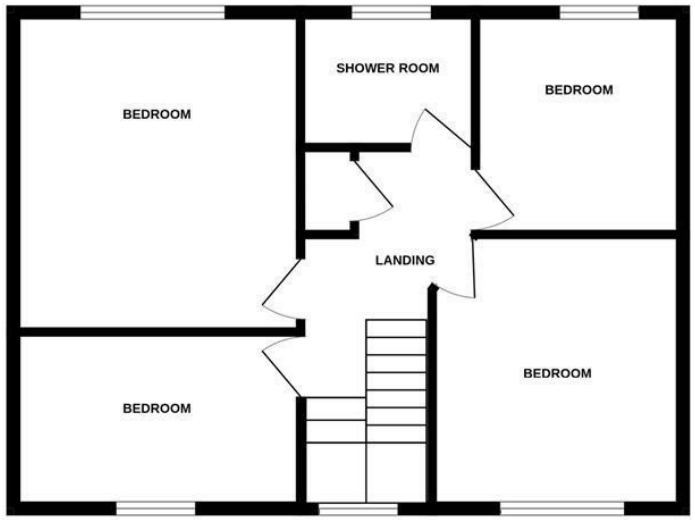
LEGENDS



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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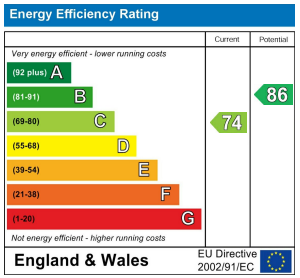

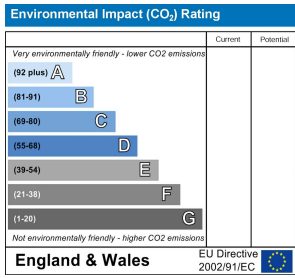

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.