



Plot 1 The Hollington, Ironlatch Avenue, St. Leonards-On-Sea, TN38 9JE

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Price £550,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this NEWLY CONSTRUCTED, FOUR BEDROOMED DETACHED EXECUTIVE HOME with GARAGE. Built and ready to view, measuring approximately 1400 SQUARE FEET. Positioned on an INTIMATE SECURE DEVELOPMENT of just eight other properties and built to a HIGH SPECIFICATION with a 10 YEAR STRUCTURAL WARRANTY.

Occupying a GOOD SIZED PLOT with driveway providing plenty of OFF ROAD PARKING and a LEVEL FAMILY FRIENDLY GARDEN. Accommodation is arranged over two floors and comprises a spacious entrance hall, DOWNSTAIRS WC, impressive DUAL ASPECT LIVING ROOM, open plan KITCHEN-DINING-FAMILY ROOM with views and access onto the garden, first floor landing with access to a MASTER BEDROOM with EN-SUITE shower room, THREE FURTHER WELL-PROPORTIONED BEDROOMS and a family bathroom. The GARDEN is relatively level and fenced, with patio and lawn.

Built with energy efficiency in mind, with modern gas fired central heating and double glazed windows throughout, future proof with heat pumps and provision for electric car charging. This FAMILY HOME is positioned within easy reach of popular schooling establishments and nearby amenities.

Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Double glazed windows to side, stairs rising to upper floor accommodation, inset down lights, wood effect LVT flooring with underfloor heating, doors opening to:

DOWNSTAIRS WC

9'7 x 4'7 (2.92m x 1.40m)

Part tiled walls, tiled flooring with underfloor heating, large storage cupboard, wall mounted wash hand basin with chrome mixer tap, concealed cistern dual flush low level wc, down lights, extractor fan, UPVC double glazed frosted glass window to side aspect.

DUAL ASPECT LIVING ROOM

17'4 x 16'1 into bay (5.28m x 4.90m into bay)

Dual aspect with UPVC double glazed windows to the side and front elevations, UPVC double glazed bay window to side aspect, continuation of the wood effect LVT flooring with underfloor heating, down lights, feature pendant lighting, television point.

KITCHEN-DINING-FAMILY ROOM

19'8 max x 17'2 max (5.99m max x 5.23m max)

Continuation of the wood effect LVT flooring with underfloor heating, ample space for dining table, inset down lights, fitted with matching range of eye and base level cupboards and drawers with soft close hinges, granite countertops and matching upstands, sunken stainless steel sink with moulded drainer into the countertops, mixer tap, breakfast bar seating area in addition to additional storage set beneath, Bosch induction hob with extractor over, double oven and separate grill, integrated fridge freezer, wine chiller, door to utility room, double glazed door and double glazed window to side aspect, UPVC double glazed French doors to rear aspect providing access and outlook onto the garden.

UTILITY ROOM

8'10 x 4'5 (2.69m x 1.35m)

Inset drainer-sink unit with mixer tap, integrated washing machine, wall mounted consumer unit for the electric, continuation of the wood effect LVT flooring.

FIRST FLOOR LANDING

Spacious with inset down lights, radiator, loft hatch providing access to loft space, UPVC double glazed window to side aspect.

BEDROOM ONE

12'3 x 10'9 (3.73m x 3.28m)

Fitted wardrobes with mirrored sliding doors, radiator, inset down lights, power points with USB charging ports, UPVC double glazed window to front aspect, door to:

EN-SUITE

Concealed cistern dual flush low level wc, wall mounted wash hand basin with chrome mixer tap, walk in shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, radiator, heated towel

rail, shaver point, part tiled walls, tiled flooring, UPVC double glazed window with frosted glass to side aspect.

BEDROOM TWO

11'7 x 8'4 (3.53m x 2.54m)

Inset down lights, radiator, fitted wardrobes with mirrored sliding doors, power points with USB charging ports, UPVC double glazed window to rear aspect.

BEDROOM THREE

11'6 x 8'6 (3.51m x 2.59m)

Radiator, power points with USB charging ports, UPVC double glazed window to rear aspect.

BEDROOM FOUR

12'3 x 5'7 (3.73m x 1.70m)

Radiator, dual aspect room with UPVC double glazed windows to both front and side elevations.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over, wall mounted vanity enclosed wash hand basin with chrome mixer tap, concealed cistern dual flush low level wc, part tiled walls, tiled flooring, radiator, heated towel rail, down lights, extractor fan for ventilation, wall mounted vanity unit, shaver point, UPVC double glazed obscured glass window to side aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking with charging port for electric vehicle, outside lighting, front garden with stone path leading down the side elevation and providing gated access to:

REAR GARDEN

Laid to lawn with a stone patio, outside water tap, power points, lighting, gated access down both side elevations to the front, planted borders.

GARAGE

17'6 x 10' (5.33m x 3.05m)

Electric up and over door, power and light, UPVC double glazed window and door overlooking and providing access to the garden.







IRONLATCH AVENUE
Plot 1 - The Hollington



Ground Floor

Kitchen/Dining Room 6.01m x 5.24m (19' 9" x 17' 2")
Living Room 3.75m x 5.24m (12' 3" x 17' 2")
W.C. 1.48m x 3.24m (4' 10" x 10' 7")



First Floor

Bedroom 1 3.75m x 3.34m (12' 3" x 10' 11")
Bedroom 2 3.59m x 2.57m (11' 9" x 8' 5")
Bedroom 3 3.59m x 2.57m (11' 9" x 8' 5")
Bedroom 4 3.75m x 1.80m (8' 8" x 5' 10")
Bathroom 2.65m x 2.29m (8' 8" x 7' 6")
En-suite 1 1.48m x 2.29m (4' 10" x 7' 6")

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	

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