



**18, Old Roar Road, St. Leonards-On-Sea, TN37
7HA**

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Tel: 01424 839111

Guide Price £550,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this EXCEPTIONAL DETACHED FIVE DOUBLE BEDROOM, TWO BATHROOM, HOUSE, conveniently positioned on one of St Leonards most sought-after roads, within easy reach of a number of popular schooling establishments, nearby amenities and Alexandra Park.

Inside, the exceptionally well-appointed accommodation is arranged over two floors comprising a practical porch leading to a spacious entrance hall, DOWNSTAIRS WC, living room, family room, CONSERVATORY/ DINING ROOM, kitchen-breakfast room and UTILITY. There is also a separate LAUNDRY ROOM and a STUDY/PLAYROOM that were converted from the double garage and could be reinstated if necessary. Upstairs, the galleried landing provides access to a MASTER BEDROOM with EN SUITE shower room FOUR FURTHER DOUBLE BEDROOMS and a main family bathroom. To the front of the property there is OFF ROAD PARKING for multiple vehicles, whilst to the rear there is a LEVEL FAMILY FRIENDLY GARDEN with GARDEN ROOM/ GARDEN BAR.

This exquisite home offers modern comforts including gas fired central heating and double glazing. The property must be viewed to fully appreciate the convenient position but also the quality of the accommodation on offer.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to:

PORCH

Part brick construction with double glazed windows to both front and side elevations, tiled flooring, providing a practical space for taking off shoes and coats. Double glazed door with windows either side leading to:

SPACIOUS ENTRANCE HALL

Stairs rising to upper floor accommodation, coving to ceiling, dado rail, wood panelled walls, oak wood flooring, recessed area.

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with chrome mixer

tap and ample storage set beneath, ladder style heated towel rail, tiled walls, tiled flooring, wall mounted vanity unit, double glazed obscured glass window to front aspect.

FAMILY ROOM

20'5 x 12'1 (6.22m x 3.68m)

Continuation of the oak wood flooring, cornicing, dado rail, partially wood panelled walls, ceiling and wall lighting, fireplace with tiled hearth, radiator, double glazed window to front aspect. Access to the conservatory/ dining room and the additional reception room that is currently used as a living room/ television room.

LIVING ROOM

12'3 x 12'1 (3.73m x 3.68m)

Continuation of the wood flooring, two radiators, cornicing, dado rail, partially wood panelled walls, television point, partially open plan to:

CONSERVATORY/ DINING ROOM

25'7 x 13' (7.80m x 3.96m)

Part brick construction with UPVC double glazed windows to both side and rear elevations having lovely views over the garden, doors to both side elevations leading to the garden, double opening sliding patio doors to garden, two wall mounted electric panel radiators, tiled flooring, self-cleaning glass apex roof, wall lighting and power points.

KITCHEN-BREAKFAST ROOM

12'7 x 12'4 (3.84m x 3.76m)

Tiled flooring, part tiled walls, fitted with a range of matching eye and base level cupboards and drawers with complimentary worksurfaces over, under cupboard lighting, Range Master gas cooker with double oven, grill and plate warmer, Range Master cooker hood, resin one & ½ bowl drainer-sink unit with mixer spray tap, ample space for breakfast table, ladder style heated towel rail/ radiator, double glazed window to rear aspect with views onto the garden and doorway to:

UTILITY

9'7 x 5'8 (2.92m x 1.73m)

Part tiled walls, continuation of the tiled flooring, wall mounted ladder style heated towel rail/ radiator, range of built in cupboards, space door American

style fridge freezer, space and plumbing for dishwasher, inset resin one & 1/2 bowl drainer-sink unit with mixer spray tap, double glazed window and door with frosted glass for privacy to side aspect.

OFFICE/ PLAY ROOM

17'8 x 8'2 (5.38m x 2.49m)

Formerly part of the double garage. Continuation of the oak flooring, dado rail, partially wood panelled walls, radiator, double glazed window to side aspect, interconnecting door to:

LAUNDRY ROOM

17'8 x 8'2 (5.38m x 2.49m)

Formerly part of the double garage. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space and plumbing for washing machine and tumble dryer, inset drainer-sink unit with mixer tap, space for further appliances such as tall fridge freezer, double glazed window to side aspect.

FIRST FLOOR LANDING

Spacious with loft hatch to loft space, dado rail, coving to ceiling, two large cupboards, wall mounted thermostat control for gas fired central heating, double glazed window to front aspect.

MASTER BEDROOM

18'2 narrowing to 10'2 x 12'6 (5.54m narrowing to 3.10m x 3.81m)

Freestanding wardrobes with drawers (incorporated in the sale), radiator, coving to ceiling, partially wood panelled walls, ceiling and wall lighting, double glazed window to front aspect, door to:

EN SUITE

Large walk in shower, dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, tiled walls, non-slip flooring, down lights, extractor fan for ventilation, down lights, extractor fan for ventilation, shaver point, ladder style heated towel rail, wall mounted mirror, double glazed frosted glass window to side aspect.

BEDROOM

12'8 x 12'1 (3.86m x 3.68m)

Coving to ceiling, radiator, partially wood panelled walls, double glazed window to rear aspect with views onto the garden.

BEDROOM

12'1 x 10'9 (3.68m x 3.28m)

Radiator, coving to ceiling, partially wood panelled walls, double glazed window to rear aspect with views onto the garden.

BEDROOM

11'9 x 9'9 (3.58m x 2.97m)

Coving to ceiling, radiator, partially wood panelled walls, double glazed window to rear aspect with views onto the garden.

BEDROOM

12'2 x 9'4 (3.71m x 2.84m)

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

BATHROOM

P shaped panelled bath with chrome mixer tap, shower over bath and glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, tiled walls, tiled flooring, double glazed frosted glass window to side aspect.

OUTSIDE - FRONT

Driveway providing off road parking for multiple vehicles. Although there are two up and over doors they are just decorative as the garage has been converted into a laundry room and the office/ playroom. There is off road parking for multiple vehicles, section of lawned front garden and a fenced/ enclosed boundary.

REAR GARDEN

Laid to lawn with patio abutting the property, fenced boundaries, raised sleeper, planted borders, outside water tap, outside lighting, gated side access to the front providing access to the driveway, wooden shed, barbequing area.

GARDEN BAR

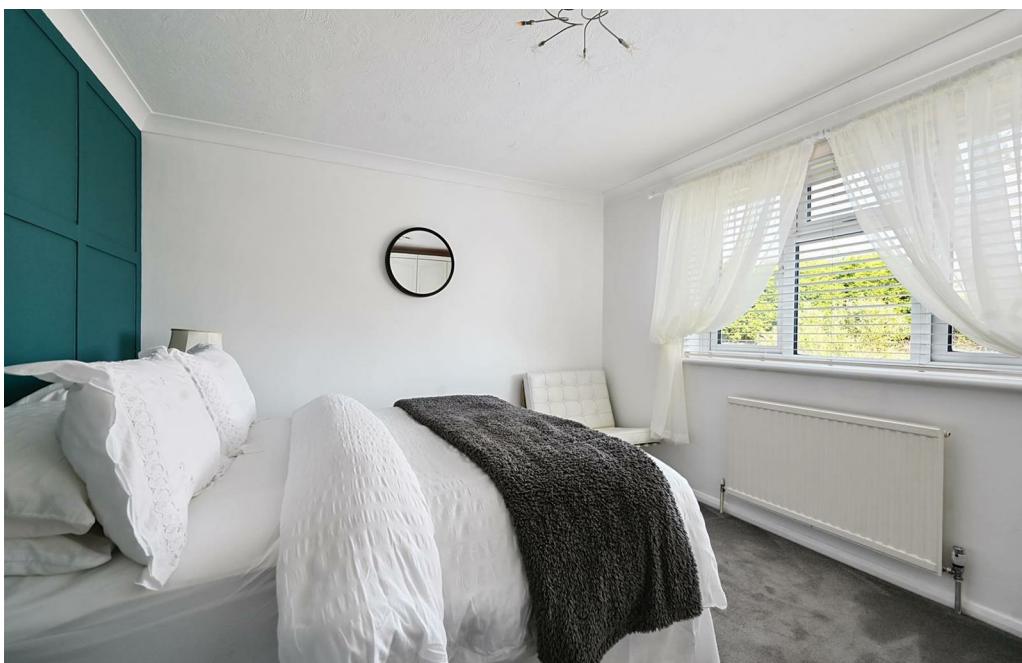
17'1 x 12'11 (5.21m x 3.94m)

Power and light, currently used as a garden room with bar but could be used as a studio or be converted into a gym.

Council Tax Band: F

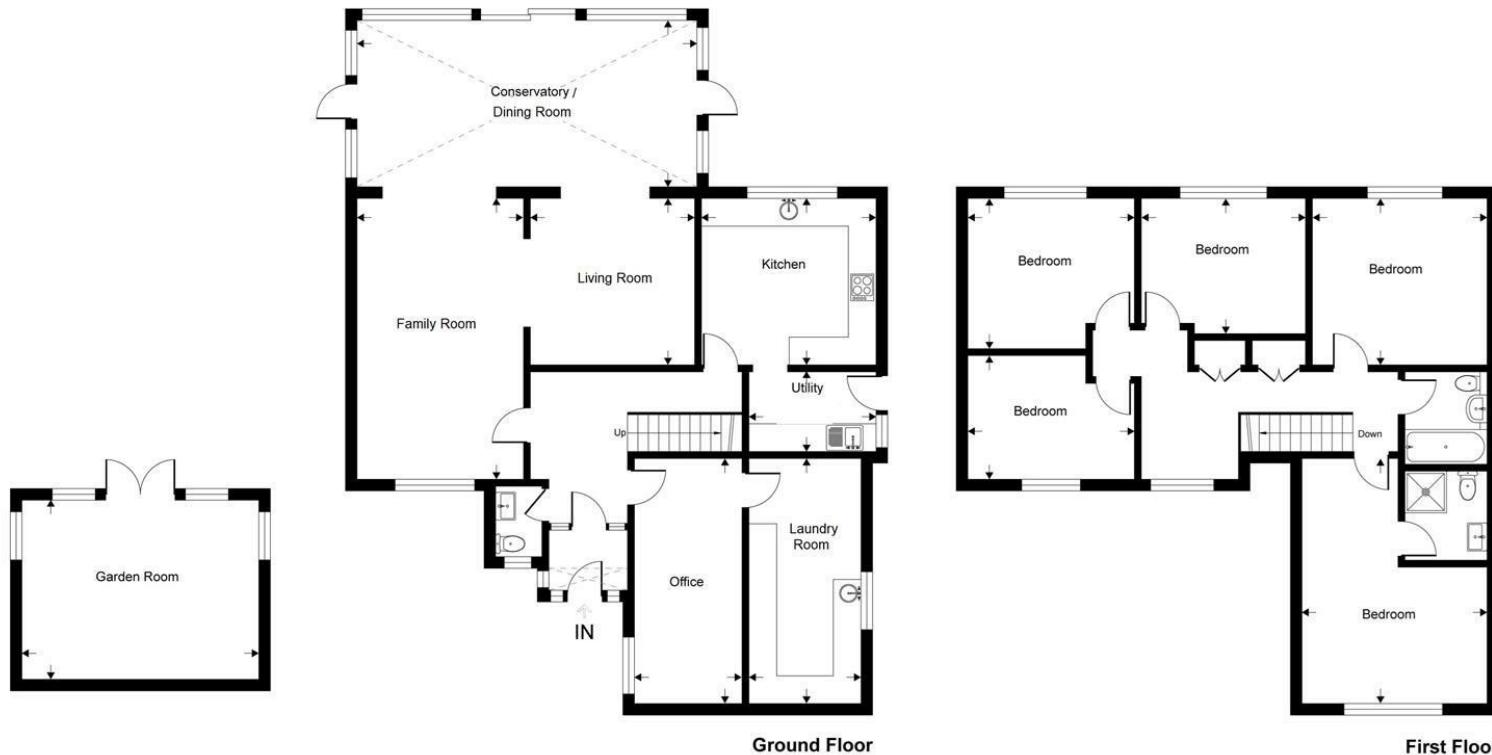






Old Roar Road, TN37

Approximate Gross Internal Area = 220 sq m / 2369 sq ft
 Approximate Outbuilding Internal Area = 20.5 sq m / 221 sq ft
 Approximate Total Internal Area = 240.5 sq m / 2590 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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	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	EU Directive 2002/91/EC

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