



ESTATE AGENTS

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**Price £675,000**

PCM Estate Agents are delighted to present to the market this SUBSTANTIAL and IMPRESSIVE SIX BEDROOM MID-TERRACED FAMILY HOME with PRIVATE REAR GARDEN, offering VERSATILE LIVING ACCOMMODATION. The property has recently undergone EXTENSIVE RENOVATION to a HIGH STANDARD and is offered to the market CHAIN FREE.

Situated in a highly sought-after area of St Leonards, close to the vibrant Bohemian Quarter, this BEAUTIFULLY PRESENTED HOME providing spacious accommodation arranged over multiple floors. The property boasts SIX GENERAOUS SIZED BEDROOMS, several of which benefit from MODERN EN-SUITE SHOWER ROOMS along with a NEWLY FITTED CONTEMPORARY KITCHEN, making it ideal for large families or those seeking flexible living arrangements.

The location is particularly convenient, being a short walk from St Leonards Warrior Square railway station, with excellent transport links, easy access to central St Leonards with its variety of Cafe's, independent shops and local amenities, with the seafront and beach also being within easy reach.

This BEEAUTIFULLY RENOVATED and SUBSTANIAL MID TERRACED HOME offers GENEROUS LIVING SPACE in this highly desirable location, with early viewing strongly recommended. Please contact the owners agent now to avoid missing out on this exceptional family home.

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

Opening into:

#### **SPACIOUS ENTRANCE HALLWAY**

Hard wired fire alarm system, oak flooring with underfloor heating, stairs to upper and lower floor accommodation, door opening to:

#### **OFFICE/ RECEPTION ROOM**

10'5 x 9'1 (3.18m x 2.77m)

Oak flooring with underfloor heating, wall mounted thermostat, LED inset ceiling spotlights, double glazed window to front aspect.

#### **BEDROOM**

13'2 max x 11'2 max (4.01m max x 3.40m max )

Oak flooring with underfloor heating, ceiling cornicing, LED inset ceiling spotlights, double glazed bay window to rear aspect, door opening to:

#### **EN SUITE SHOWER ROOM**

Walk in shower with waterfall style shower head, wash hand basin with vanity mirror above and storage below, low level dual flush wc, tiled walls, LED inset ceiling spotlights and extractor fan.

Stairs descend to the lower floor hall with under stairs storage cupboard housing the electric meter and electric consumer unit.

#### **SEPARATE WC**

Low level dual flush wc, wash hand basin, part tiled walls, tiled flooring, door to a storage cupboard.

#### **LOUNGE/ RECEPTION ROOM**

15'max x 12'4 max (4.57mmax x 3.76m max )

Oak flooring with underfloor heating, inset ceiling spotlights, double glazed windows to rear aspect providing an outlook onto the rear garden, double glazed door providing access to the rear garden.

#### **KITCHEN**

10'4 x 8'8 (3.15m x 2.64m)

Newly fitted with a range of eye and base level units, space and plumbing for washing machine, space for tall fridge freezer, four ring gas hob with extractor above and electric oven below, cupboard housing the wall mounted gas boiler, inset sink with mixer tap, part tiled walls, tiled flooring with underfloor heating, LED inset ceiling spotlights, double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Door opening to:

#### **BEDROOM**

14'9 x 13'6 max (4.50m x 4.11m max )

Oak flooring with underfloor heating, LED inset ceiling spotlights, double glazed bay window to rear aspect.

#### **BEDROOM**

10'8 x 8'9 (3.25m x 2.67m)

Oak flooring with underfloor heating, LED inset ceiling spotlights, double glazed window to front aspect.

#### **BATHROOM**

Newly fitted and comprising a panelled bath with mixer tap, low level dual flush wc, separate walk in shower, wash hand basin with storage beneath, tiled flooring with underfloor heating, tiled walls, frosted double glazed window to front aspect.

#### **SECOND FLOOR LANDING**

Doors opening to:

#### **BEDROOM**

12'6 max x 11'2 max (3.81m max x 3.40m max )

Oak flooring with underfloor heating, access to loft via loft hatch, inset ceiling spotlights, double glazed window to front aspect with further door opening to:

#### **EN-SUITE SHOWER ROOM**

Walk in shower, wash hand basin with storage below, dual flush wc, part tiled walls, tiled flooring.

#### **BEDROOM**

7'2 max x 11' max (2.18m max x 3.35m max )

Oak flooring with underfloor heating, inset ceiling LED spotlights, double glazed window to rear aspect, door opening to:

#### **EN SUITE**

Newly fitted with a walk in shower cubicle, wash hand basin with storage beneath, low level dual flush wc, additional shelved storage, part tiled walls, tiled flooring, extractor fan.

#### **OUTSIDE - FRONT**

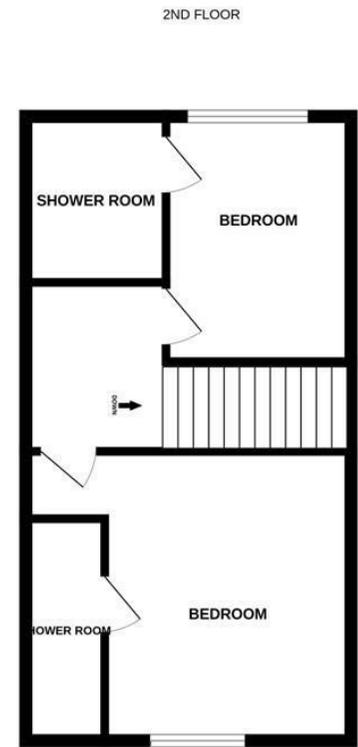
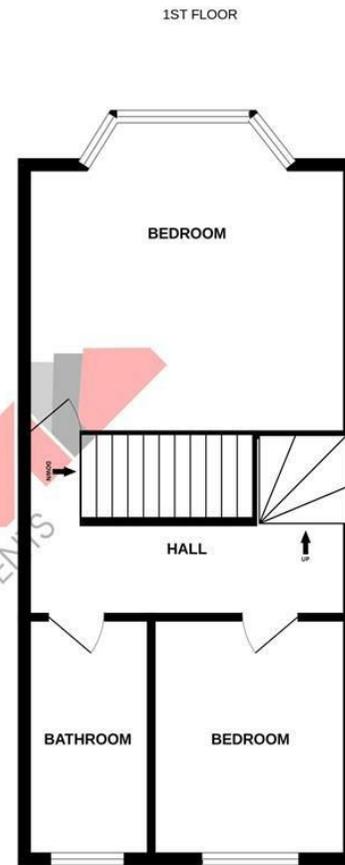
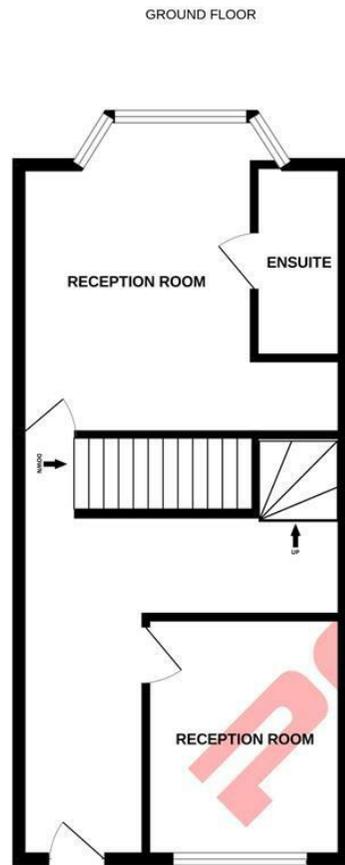
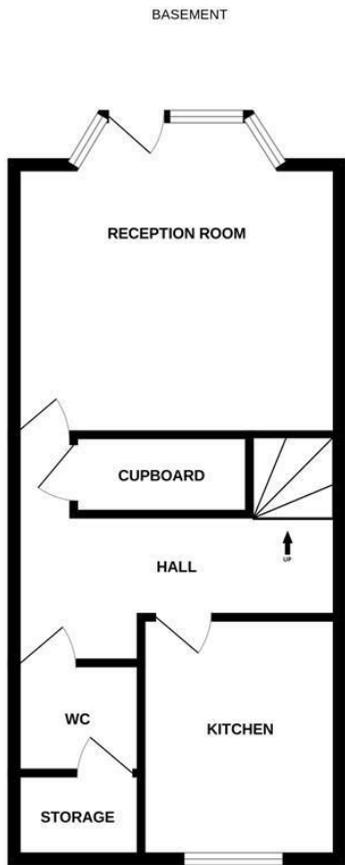
The property benefits from shared footpath access to the front door, additional area of front garden with fenced boundaries.

#### **REAR GARDEN**

A section of rear garden being mainly laid to lawn (not yet separated from neighbouring property - this will be done prior to completion).

Council Tax Band: D





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) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>96</b> <b>80</b>
<b>England &amp; Wales</b> 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) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> 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.