



**36, Beauharrow Road, St. Leonards-on-sea, TN37 7BL**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £535,000**

Situated in this highly sought-after location is this INDIVIDUALLY DESIGNED, BEAUTIFULLY STYLED, CONTEMPORARY, FOUR DOUBLE BEDROOMED, THREE BATHROOMED, DETACHED HOUSE offered to the market IMMACULATEDLY PRESENTED by the present vendor and enjoying benefits including gas central heating, double glazing, air conditioning to all four bedrooms, 14ft MASTER BEDROOM with EN SUITE SHOWER ROOM & wc, 17ft lounge, 22ft KITCHEN/ DINER with INTEGRATED APPLIANCES plus UTILITY ROOM, ground floor shower room & wc plus further family bathroom & wc to the first floor, BEAUTIFULLY LANDSCAPED GARDENS to the front and rear of the property, the former with OFF ROAD PARKING for multiple vehicles plus INTEGRAL GARAGE with electric door, and GARDENS TO THE REAR with large patio and HOT TUB, level lawn and 24ft WORKSHOP/ GARDEN SHED.

The property offers SPACIOUS and well-thought out accommodation that can only be appreciated by an internal viewing.

Situated within reach of roads leading to both the nearby market town of BATTLE and Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

If you are seeking a TRULY STUNNING AND LUXURIOUS HOME look no further than this excellent example and call now to book your immediate viewing to avoid disappointment.

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

Leading to;

#### **ENTRANCE PORCHWAY**

Double glazed window to side aspect, inset ceiling spot lighting, double glazed door to;

#### **ENTRANCE HALL**

Staircase rising to upper floor accommodation, radiator, central heating thermostat, inset ceiling spot lighting.

#### **SHOWER ROOM**

Tiled walls, tiled double shower cubicle with rain waterfall shower and mixer spray attachment, pedestal wash hand basin, low level wc, heated towel rail/ radiator, inset ceiling spot lighting, tiled floor, return door to hallway.

#### **LOUNGE**

17'7" max x 13'6" max (5.36 max x 4.11 max)

Double glazed window to front aspect, feature fire surround, radiator, return door to hallway.

#### **KITCHEN/ DINER**

22'2" x 13'0" (6.76 x 3.96)

Double glazed windows to rear aspect, part tiled walls, stainless steel inset sink with mixer tap over, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, stainless steel and glass chimney style cooker hood over stainless steel inset four ring gas hob, stainless steel single oven, stainless steel integrated microwave, integrated dishwasher, radiators, inset ceiling spot lighting, tile floor, double glazed double doors opening to rear garden, return door to hallway, door to;

NOTE: Since preparing our details the owners have had a new kitchen fitted with a range of grey gloss units. The tiled splashbacks are currently being finished.

#### **UTILITY ROOM**

8'3" x 5'4" (2.51 x 1.63)

Double glazed window to side aspect, fitted work surface, fitted wall units above, plumbing for washing machine, heated towel rail/ radiator, inset ceiling spot lighting, double glazed door opening to rear garden, return door to kitchen/ diner.

#### **FIRST FLOOR LANDING**

Trap hatch to loft space with drop down ladder, sun pipe, inset ceiling spot lighting.

#### **BEDROOM ONE**

14'9" max x 13'4" max (4.50 max x 4.06 max)

Double glazed window to rear aspect, radiator, fitted air conditioning unit, return door to landing, door to;

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

Double glazed window to side aspect, tiled walls, tiled double shower cubicle with rain waterfall shower and mixer spray attachment, pedestal wash hand basin, low level wc, heated towel rail/ radiator, inset ceiling spot lighting, return door to bedroom one.

#### **BEDROOM TWO**

16'5" x 11'3" (5.00 x 3.43)

Double glazed window to front aspect, radiator, fitted air conditioning unit, return door to landing.

#### **BEDROOM THREE**

11'3" x 10'6" (3.43 x 3.20)

Double glazed window to front aspect, radiator, fitted air conditioning unit, return door to landing.

#### **BEDROOM FOUR**

13'2" x 8'0" (4.01 x 2.44)

Double glazed window to rear aspect, radiator, fitted air conditioning unit, return door to landing.

#### **BATHROOM**

Double glazed window to side aspect, tiled walls, white suite comprising panelled bath with fitted over bath shower with rain waterfall shower and mixer spray attachment, pedestal wash hand basin, low level wc, heated towel rail/ radiators, inset ceiling spot lighting, tiled floor, return door to landing.

#### **WALK IN STORAGE CUPBOARD/ STUDY**

7'8" x 5'7" (2.34 x 1.70)

Inset ceiling spot lighting, return door to landing.

#### **FRONT GARDEN**

Indian sandstone paved pathways, exterior contemporary style up and down lights, block paved driveway providing off road parking for multiple vehicles.

#### **INTERNAL STORE ROOM**

17'1" max x 8'8" mx (5.21 max x 2.64 mx)

Electric roller door, light, power, wall mounted gas boiler.

#### **REAR GARDEN**

Superbly landscaped with raised Indian sandstone patio with hot tub, steps down to gardens laid with artificial lawn with further Indian sandstone paved surround, contemporary style up and down wall lighting, side access, gardens enclosed by close boarded fencing. Further paved area to the side with outside tap and lighting.

#### **LARGE SHED**

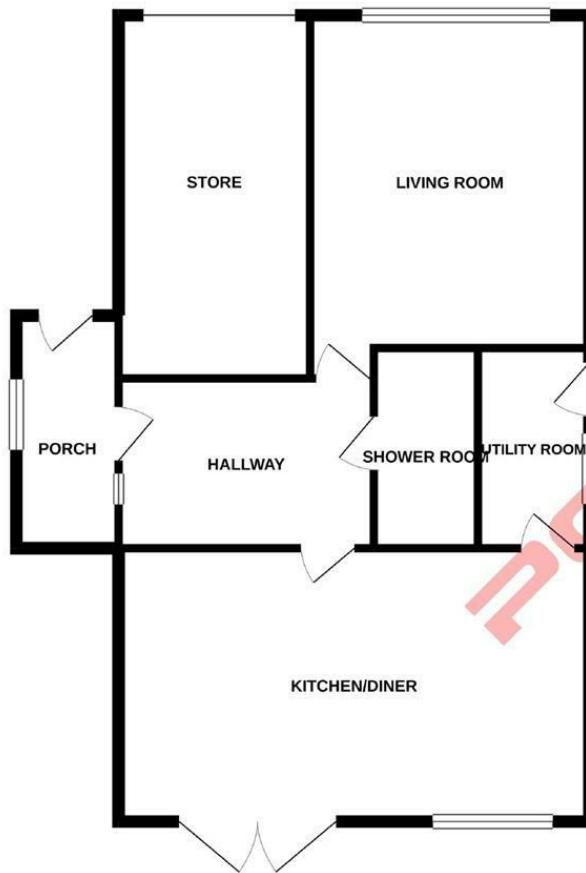
24'4" x 9'6" (7.42 x 2.90)

Inset ceiling spot lighting, double glazed window to front, power, part double glazed door to front.

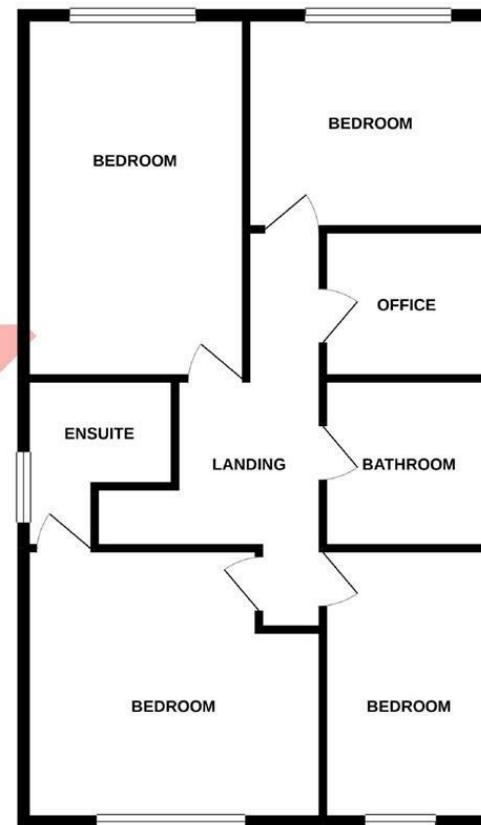
Council Tax Band: C



## GROUND FLOOR



## 1ST FLOOR



PCMC  
ESTATE AGENTS

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)	A	74	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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.