



ESTATE AGENTS

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9TS**

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**Price £475,000**

PCM Estate Agents welcome to the market an exciting opportunity to acquire this MODERN EXECUTIVE STYLE FOUR/FIVE BEDROOM FAMILY HOME, positioned in this sought-after region of West St Leonards, occupying a SUNNY ELEVATED POSITION with DOUBLE GARAGE.

Inside the accommodation is arranged over two floors comprising an entrance hall, lounge, SEPARATE DINING ROOM, a MODERN NEWLY FITTED KITCHEN, STUDY/ BEDROOM and a DOWNSTAIRS CLOAKROOM. To the first floor the landing provides access to FOUR BEDROOMS, with the master having an EN-SUITE, and a family bathroom. The property is well-presented throughout and has a LOVELY ENCLOSED REAR GARDEN which is laid to lawn, having various patio seating areas.

This home has a PLEASANT BACKDROP overlooking trees and is situated in a sought-after development within West St Leonards, close to popular schooling establishments and nearby amenities.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

#### **CANOPIED ENTRANCE PORCH**

Part double glazed front door to

#### **SPACIOUS ENTRANCE HALL**

Double glazed window to front aspect, radiator, telephone point, staircase rising to upper floor accommodation.

#### **CLOAKROOM**

Wash hand basin with tiled splash back, radiator, low level wc, under stairs storage cupboard, return door to hallway.

#### **LOUNGE**

14'0" max x 13'3" max (4.27 max x 4.04 max)

Double glazed bay window to front aspect, feature fire surround with fitted gas fire, radiator, part glazed double doors returning to hallway, part glazed double doors opening to:

#### **DINING ROOM**

13'4" x 9'9" (4.06 x 2.97)

Double glazed windows to rear aspect, radiator, door to kitchen, double glazed French doors to rear aspect with views and access onto the garden.

#### **KITCHEN**

15'5" x 9'9" (4.70 x 2.97)

Fitted with a matching range of eye and base level cupboards and drawers with space saving corousels, fitted with soft close hinges and having marble effect countertops over, tile effect aquaborded splashbacks/ upstands, resin one & ½ bowl Blanco sink with mixer tap, Bosch induction hob with fitted cooker hood over and waist level double oven and grill, space and plumbing for washing machine, integrated dishwasher, integrated drinks cooler, integrated larder style fridge freezer, coving to ceiling, tiled flooring, double glazed window and door to rear aspect with views and access onto the garden, door to dining room.

#### **STUDY/BEDROOM FIVE**

9'8" max x 9'1" max (2.95 max x 2.77 max)

Double glazed window to front aspect, radiator, part glazed return door to hallway.

#### **FIRST FLOOR LANDING**

Trap hatch to loft space, boarded with light and drop down ladder, radiator, double airing cupboard with hot water cylinder.

#### **BEDROOM ONE**

13'2" max x 11'8" max (4.01 max x 3.56 max)

Double glazed window to rear aspect, fitted wardrobes, radiator, return door to landing.

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

Double glazed window to rear aspect, part tiled walls, tiled double shower cubicle, pedestal wash hand basin, low level wc, tiled floor, radiator, inset ceiling spotlighting, return door to bedroom.

#### **BEDROOM TWO**

12'6" x 9'11" (3.81 x 3.02)

Double glazed window to rear aspect, radiator, return door to landing.

**BEDROOM THREE**

11'8" x 9'3" (3.56 x 2.82)

Double glazed window to front aspect, radiator, return door to landing.

**BEDROOM FOUR**

9'8" x 9'4" (2.95 x 2.84)

Double glazed window to front aspect, radiator, return door to landing.

**BATHROOM**

Port hole double glazed window to front aspect, part tiled walls, white suite comprising panelled bath with mixer spray attachment, pedestal wash hand basin, low level wc, shaver point, radiator, inset ceiling spotlighting, return door to landing.

**OUTSIDE FRONT GARDEN**

Slate chippings to bed with shrubs, driveway providing off-road parking for multiple vehicles and leading to

**INTEGRAL DOUBLE GARAGE**

With up-and-over door, light and power.

**REAR GARDEN**

Newly laid decked patio abutting the property, stone path leading to an additional patio seating area, section of lawn, further raised patio, retained planted borders with established plants and shrubs, fenced boundaries, access down both side elevations to the front, wooden shed and outside water tap.

**AGENTS NOTE**

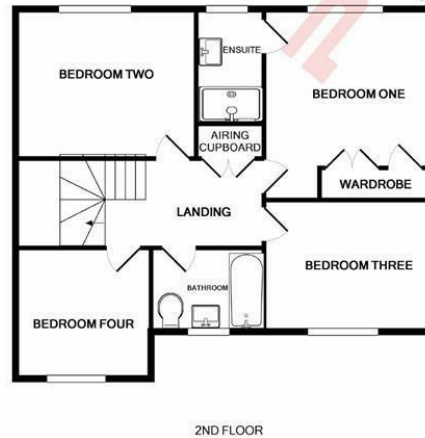
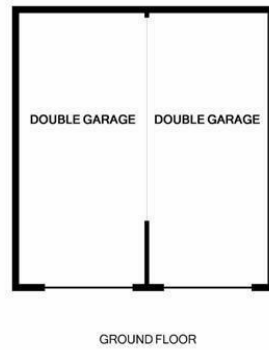
Under the Estate Agency Act 1979 we hereby advise that the owner of this property is related to a member of staff at PCM Estate Agents.

Council Tax Band: E

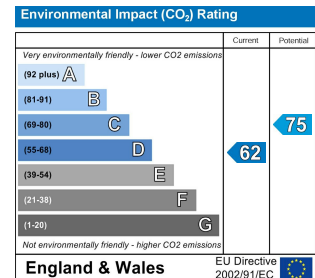
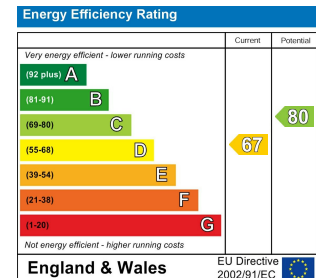








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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