



ESTATE AGENTS

**15, Copper Beeches, St. Leonards-On-Sea, TN37
7RR**

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Guide Price £450,000

GUIDE PRICE £450,000 to £475,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this BAY FRONTED DETACHED THREE STOREY, FOUR BEDROOM, MODERN FAMILY HOME. Tucked away in an incredibly sought-after and quiet cul-de-sac location within this favourable region of St Leonards. The property has an INTEGRAL GARAGE and a resin bond driveway providing OFF ROAD PARKING, as well as a BEAUTIFULLY LANDSCAPED GARDEN.

Modern comforts include gas fired central heating and double glazing. Step inside to be greeted by a spacious and inviting entrance hall, from here you can access the INTEGRAL GARAGE, UTILITY ROOM, SHOWER ROOM and the FOURTH BEDROOM. To the first floor there is a DUAL ASPECT LIVING ROOM enjoying a pleasant aspect and access out onto the garden and an IMPRESSIVE OPEN PLAN KITCHEN-DINING-FAMILY ROOM. The kitchen is well-equipped with a variety of INTEGRATED APPLIANCES offering plenty of practical storage. To the second floor there is a MASTER BEDROOM with WALK IN DRESSING ROOM, EN SUITE, TWO FURTHER BEDROOMS and a family bathroom.

Located within easy reach of a number of popular schooling establishments, whilst also being within easy reach of Alexandra Park and other amenities within the area.

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

COMPOSITE DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Stairs rising to the first floor, storage cupboard, radiator, coving to ceiling, door to integral garage, double glazed window to front aspect, doors opening to:

BEDROOM

16'5 x 9'6 (5.00m x 2.90m)

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

SHOWER ROOM

Walk in shower, low level wc, pedestal wash hand basin, radiator, coving to ceiling, extractor for ventilation, down lights.

UTILITY ROOM

6' max x 5'2 (1.83m max x 1.57m)

Radiator, extractor fan for ventilation, coving to ceiling, range of base level cupboards and drawers with worksurfaces over, wall mounted units, inset drainer-sink unit, space and plumbing for washing machine.

FIRST FLOOR LANDING

Coving to ceiling, radiator, recessed area with shelving, two double glazed windows to front aspect.

LIVING ROOM

16'5 x 11'4 (5.00m x 3.45m)

Coving to ceiling, wood laminate flooring, radiator, television point, fireplace, double glazed window to front aspect and double glazed sliding patio doors framing views and providing access onto the lovely landscaped garden.

KITCHEN-DINING-FAMILY ROOM

19'4 into bay x 17'5 narrowing to 10'8 (5.89m into bay x 5.31m narrowing to 3.25m)

Impressive dual aspect open plan room offering plenty of light with double glazed window to front aspect and double glazed bay window to rear aspect with views over the garden in addition to double glazed single opening door to the garden. Tiled flooring, double radiator, down lights, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, lots of practical storage, breakfast bar seating area, inset one & ½ bowl drainer-sink unit with mixer tap, five ring gas hob with fitted cooker hood over, integrated microwave, dishwasher, fridge freezer and pull out waste disposal, waist level double oven and grill, large larder cupboard, ample space for dining table.

SECOND FLOOR LANDING

Loft hatch providing access to loft space, coving to ceiling, doors to:

MASTER BEDROOM

12'2 x 11'4 (3.71m x 3.45m)

Coving to ceiling, radiator, archway through to dressing room, double glazed window to front aspect, door to en-suite.

DRESSING ROOM

Two built in double wardrobes, down lights, double glazed window to rear aspect.

EN SUITE

Corner shower enclosure, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, tiled walls,, tiled flooring, ladder style heated towel rail, down lights, extractor for ventilation, double glazed window with obscured glass to rear aspect.

BEDROOM

10'1 x 9'4 (3.07m x 2.84m)

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

BEDROOM

13'8 max x 7'5 (4.17m max x 2.26m)

Measurement excludes recess. Double glazed window to front aspect, wood flooring, coving to ceiling, radiator.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, tiled walls, ladder style heated towel rail, extractor fan for ventilation, double glazed window to rear aspect.

OUTSIDE - FRONT

Bonded resin driveway providing off road parking for multiple vehicles and access to:

INTEGRAL GARAGE

16'5 x 11'6 narrowing to 9'2 (5.00m x 3.51m narrowing to 2.79m)

Power and light, up and over door, wall mounted boiler, wall mounted consumer unit for the electrics.

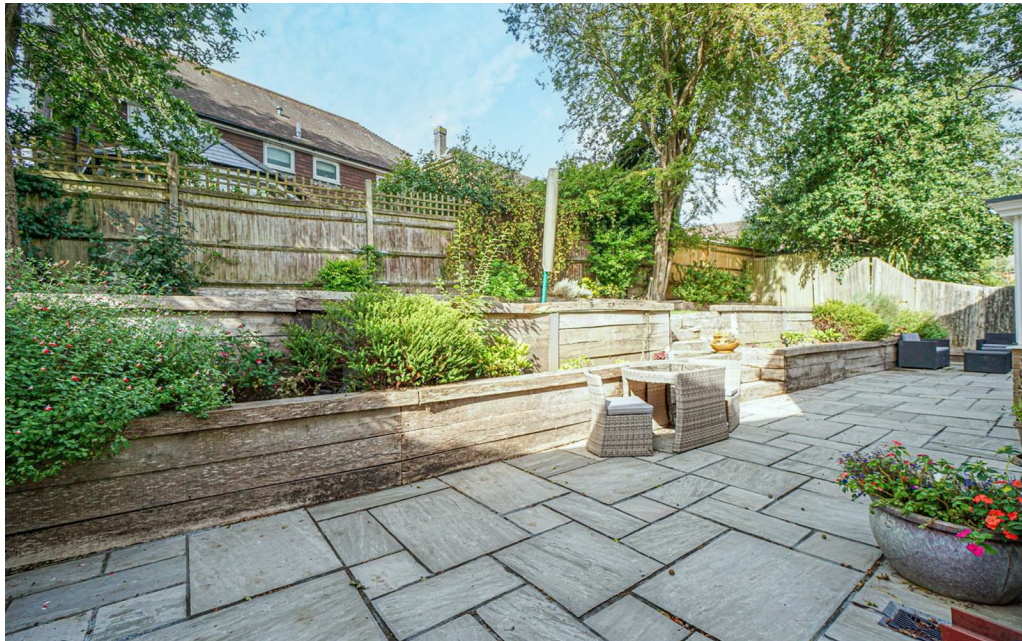
REAR GARDEN

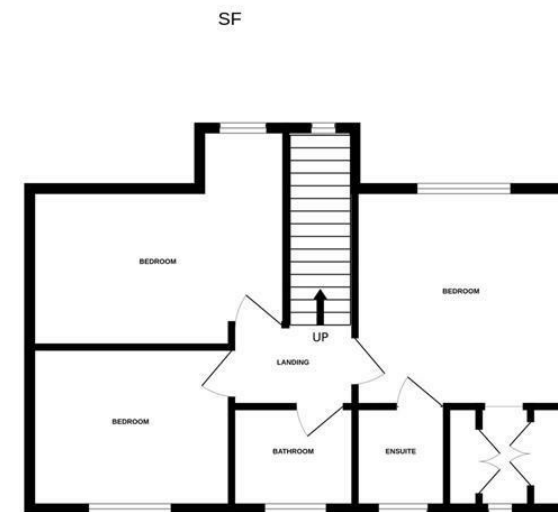
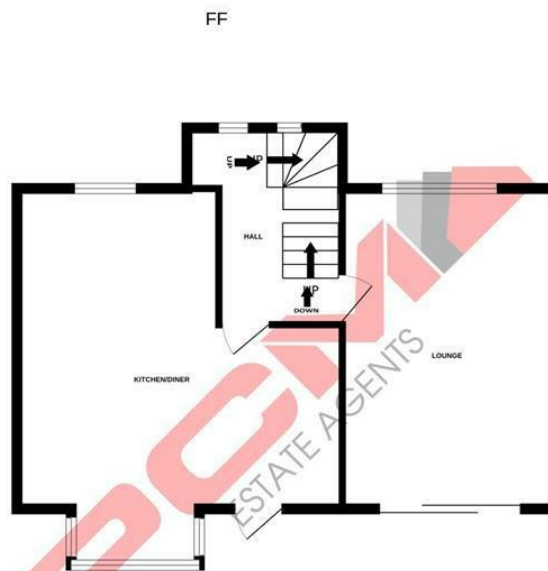
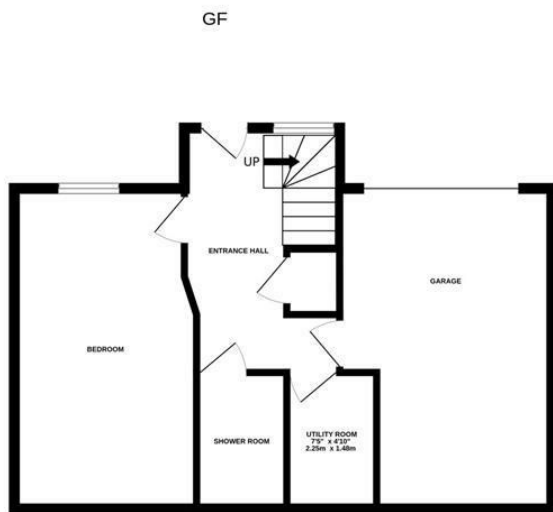
Beautifully landscaped garden with a sandstone patio abutting the property, few steps up onto a section of lawn, raised planted borders retained by railway sleepers, variety of mature plants and shrubs. The garden offers ample outdoor space to entertain, eat al-fresco or simply enjoy a quiet moment, outside water tap and gated side access.

Council Tax Band: E









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		
(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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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.