



12, Highview Close, St. Leonards-on-sea, TN37 7HY

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Guide Price £500,000

****Guide Price £500,000 To £525,000****

An opportunity has arisen to acquire this EXTREMELY SPACIOUS FIVE BEDROOM, THREE BATHROOM, DETACHED HOUSE with DOUBLE GARAGE occupying a GENEROUS PLOT. Located towards the end of this sought-after and quiet cul-de-sac within the Little Ridge region of St Leonards, within easy reach of the Conquest Hospital and local schooling, making this an IDEAL FAMILY HOME.

Inside the accommodation is spacious and comprises a generous entrance hallway, 22ft LOUNGE-DINING ROOM, conservatory, KITCHEN-BREAKFAST ROOM, UTILITY ROOM and a DOWNSTAIRS WC, To the first floor there are FIVE BEDROOMS, two of which enjoy EN SUITE BATHROOMS in addition to the main family bathroom. Externally the property has a FANTASTIC REAR GARDEN which extends to a good size and is predominantly level, whilst to the front of the property there is a driveway providing OFF ROAD PARKING for multiple vehicles leading to an INTEGRAL DOUBLE GARAGE.

The property is considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to first floor landing, coved ceiling, dado rail, double radiator, wall mounted thermostat, control for gas fired central heating, door to

DOWNSTAIRS CLOAKROOM

Low level wc, wash hand basin, fully tiled walls and floor, radiator, window to front aspect with obscured glass for privacy.

LOUNGE-DINING

22'1" x 10'11" (6.73 x 3.33)

Coved ceiling, dado rail, double radiator, further radiator, brick built fire surround with wooden mantle, double aspect room with window to front aspect, double glazed window to side, double glazed double opening doors onto

CONSERVATORY

11'5" x 11'2" (3.48 x 3.40)

Part brick construction with wooden framed double glazed windows to both side and rear aspects, tiled floor, radiator, ceiling light with fan, french double opening doors opening onto garden.

KITCHEN-BREAKFAST ROOM

17'2" x 9'9" (5.23 x 2.97)

Extensively fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with electric fan assisted oven below and extractor fan over, inset one and a half bowl drainer sink with mixer tap, under stairs storage cupboard, double radiator, inset downlights, part tiled walls, space for slimline dishwasher, UPVC double glazed window to rear aspect with pleasant views over the garden.

UTILITY ROOM

10'0" x 8'4" (3.05 x 2.54)

Fitted with a range of eye and base level cupboards and drawers with work surfaces over, space and plumbing for washing machine, space for fridge, inset one and a half bowl drainer sink unit with mixer tap, wall mounted boiler, coved ceiling, part tiled walls, tiled flooring, UPVC double glazed window to rear aspect with pleasant views over the garden, wooden framed partially glazed door opening onto garden, door to

INTEGRAL DOUBLE GARAGE

18'11" x 17'2" (5.77 x 5.23)

UPVC double glazed window to side aspect, power and light, two up-and-over doors to front.

FIRST FLOOR LANDING

Loft hatch providing access to loft area, airing cupboard, storage cupboard, radiator,

MASTER BEDROOM

17'1" x 10'11" (5.21 x 3.33)

Coved ceiling, double radiator, built in wardrobes with over head storage space, UPVC double glazed window to front aspect.

EN-SUITE

Panelled bath with mixer tap, electric shower over bath, low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, part tiled walls, coved ceiling, inset downlights, UPVC double glazed window with obscured glass to side aspect.

BEDROOM TWO

12'1" x 11'8" (3.68 x 3.56)

Mirrored sliding door wardrobes, dado rail, radiator, UPVC double glazed window to the front aspect.

EN-SUITE

Panelled bath with shower attachment over bath, low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, UPVC double glazed window to front aspect with obscured glass for privacy.

BEDROOM THREE

14'6" x 8'6" (4.42 x 2.59)

Coved ceiling, radiator, two UPVC double glazed windows to front aspect with pleasant views over the garden.

BEDROOM FOUR

11'7" x 7'11" (3.53 x 2.41)

Dado rail, radiator, built in shelving and dressing table, UPVC double glazed window to rear aspect with pleasant views over the garden.

BEDROOM FIVE

8'7" x 8'5" (2.62 x 2.57)

Built in wardrobes with over head storage, double radiator, UPVC double glazed window to rear aspect with pleasant views over the garden.

FAMILY SHOWER ROOM

Walk in shower enclosure with shower, low level wc, pedestal wash hand basin with mixer tap, part tiled walls, radiator, coved ceiling.

FRONT GARDEN

The property has off-road parking for numerous vehicles, lawned front garden.

REAR GARDEN

The property has a well proportioned garden, mainly laid to lawn with patio area, combination of fenced and hedge boundaries, access to front via side personal gate, outside water tap, greenhouse, wooden shed.

Selection of fruit trees, cherry, apple and pear.

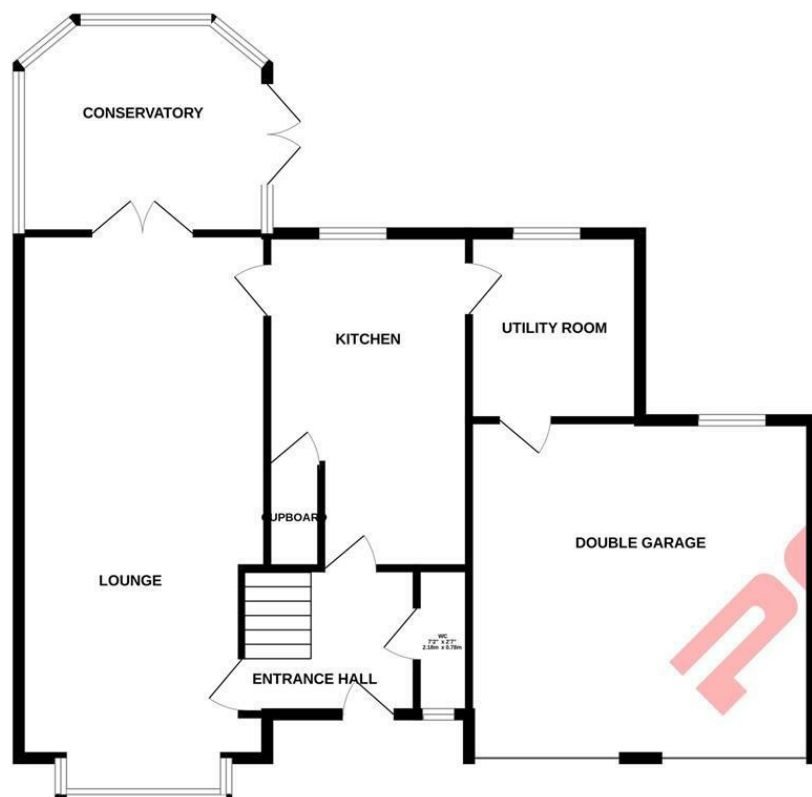
DOUBLE GLAZED FRONT DOOR

Leading to;

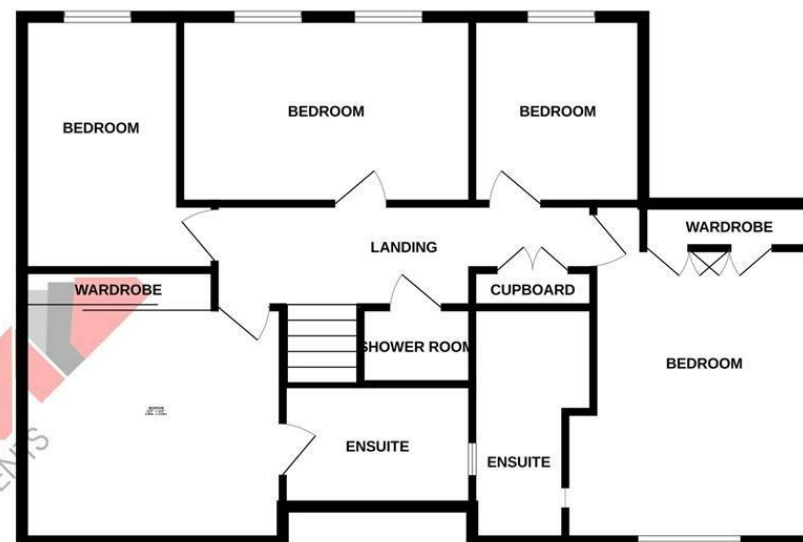
Council Tax Band: E



GROUND FLOOR



1ST FLOOR



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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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.

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	