

# Abbott & Abbott

Estate Agents, Valuers and Lettings



3 Ponswood Road, St. Leonards-On-Sea, TN38 9BU

£750,000



5



2



3



B



£750,000

# 3 Ponswood Road

St. Leonards-On-Sea, TN38 9BU

- Detached extended family home
- Five bedrooms
- Annexe potential
- Rewired, replumbed and replastering
- Large plot
- 2784 Square foot
- Three reception rooms
- New kitchen/bathroom fittings
- Solar panels
- Oak staircase/flooring - Galleried landing

Abbott and Abbott are offering for sale this spacious detached, extended, five bedroom/three reception room family home of around 2800 square feet.

The property is extremely well presented having been fully modernised within the last few years.

There are newly installed double glazed windows, gas heating - new boiler 2020 and good quality refitted kitchen/ bathroom facilities. Rewiring and replumbing have taken place as well as replastering/new ceilings.

There are numerous showpiece features including a solid oak staircase leading to a galleried landing and a 25ft Living/family room with bi-fold doors opening onto the Indian sandstone patio and large garden.

There is a car port to the front of the property, a large store and an office/workshop in the rear garden

Subject to planning there is potential for an annexe

Viewing advised



<b>Reception hall</b>	13'9" x 13'9" (4.2 x 4.2)
<b>Living room</b>	24'11" x 14'9" (7.6 x 4.5)
<b>Family room</b>	20'8" x 15'5" (6.3 x 4.7)
<b>Snug</b>	11'9" x 10'9" (3.6 x 3.3)
<b>Kitchen</b>	13'9" x 11'9" (4.2 x 3.6)
<b>Utility room</b>	10'9" x 9'10" (3.3 x 3.0)
<b>Bedroom 5</b>	14'9" x 10'9" (4.5 x 3.3)
<b>Gound floor bathroom</b>	
<b>Cloakroom</b>	
<b>Galleried landing</b>	
<b>Bedroom 1</b>	15'5" x 10'5" (4.7 x 3.2)
<b>En suite shower room</b>	
<b>Bedroom 2</b>	11'9" x 10'2" (3.6 x 3.1)



**Bedroom 3**

13'9" x 11'9" (4.2 x 3.6)

**Bedroom 4**

10'9" x 9'10" (3.3 x 3)

**Family bathroom**

**Front garden**

**Rear garden**

**Car port**

**WORKSHOP/OFFICE**

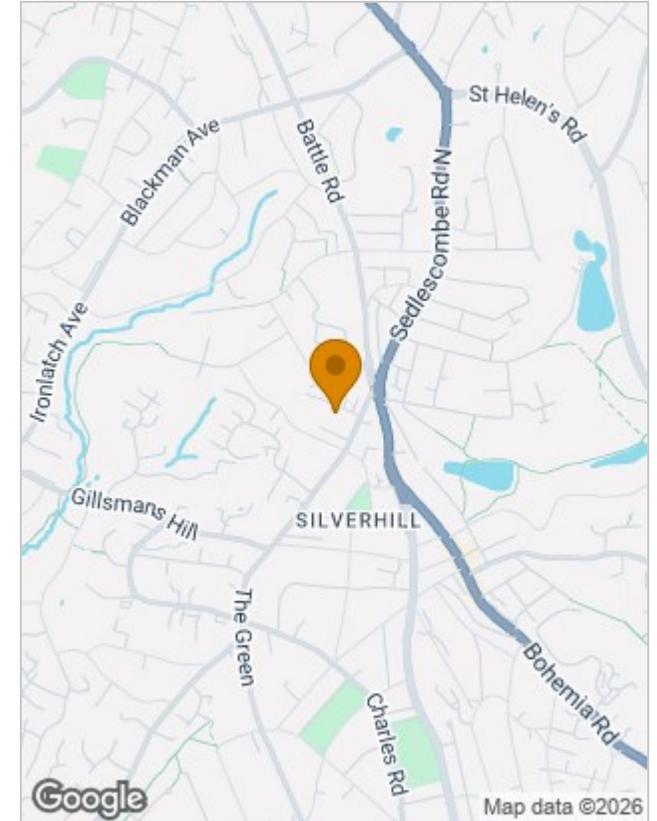




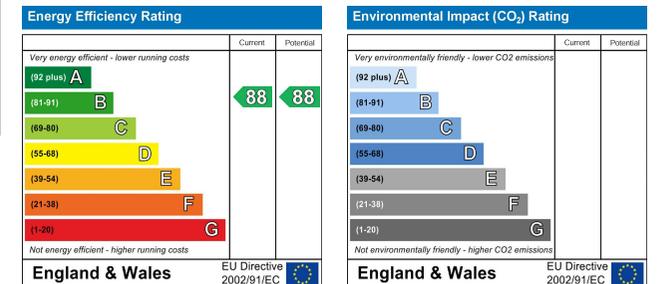
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.