



ESTATE AGENTS

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7NJ**

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Price £550,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this spacious THREE/ FOUR BEDROOM DETACHED FAMILY HOME, occupying a GENEROUS PLOT with LARGE FRONT AND REAR GARDENS, OFF ROAD PARKING for multiple vehicles and a DOUBLE GARAGE with power and lighting.

Accommodation comprises an entrance hall leading to a bright DUAL ASPECT LOUNGE, separate kitchen, UTILITY ROOM, DUAL ASPECT DINING ROOM and a convenient DOWNSTAIRS WC. To the first floor there are THREE WELL-PROPORTIONED BEDROOMS, with the master benefitting from built in wardrobes and an EN-SUITE SHOWER ROOM, in addition there is a separate family bathroom. A particular feature of this home is its set back position, approached via a driveway leading to a DOUBLE GARAGE, and complimented by a substantial front lawn, whilst to the rear there is a LARGE RAISED PATIO AREA, ideal for dining and entertaining, with steps descending to an EXTENSIVE AREA OF LAWN, surrounded by a variety of mature trees and established shrubs, creating a private and attractive garden setting.

Situated within this highly sought-after cul-de-sac on the outskirts of St Leonards, this property offers EXCELLENT FAMILY ACCOMODATION in a desirable setting. Conveniently located within easy reach of local amenities, schooling and transport links, this wonderful family home must be viewed to be fully appreciated.

Please contact the owners agents now to avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, radiator, door opening to:

LOUNGE

22'8 x 12' max narrowing to 10' (6.91m x 3.66m max narrowing to 3.05m)
Two radiators, dual aspect with double glazed windows to front and rear aspects, double glazed door to the side garden, door to entrance hall and further door to:

KITCHEN

11'9 x 8'7 (3.58m x 2.62m)

Comprising a range of eye and base level units with ample countertop space, inset two & ½ bowl inset stainless steel sink with mixer tap, freestanding gas cooker with extractor above, integrated washing machine, separate radiator, two double glazed windows to rear aspect, opening to:

UTILITY

9'2 max x 5'5 max (2.79m max x 1.65m max)

Built in cupboards housing the wall mounted gas boiler, space for tumble dryer, integrated fridge and freezer, additional storage cupboards, wall mounted thermostat, frosted double glazed windows to rear aspect, door to:

DINING ROOM

14'5 x 8'1 (4.39m x 2.46m)

Radiator, two double glazed sliding doors opening to the rear and side patio.

DOWNSTAIRS WC

Low level dual flush wc, wash hand basin with mixer tap and vanity mirror above, frosted double glazed window to front aspect.

FIRST FLOOR LANDING

Loft hatch, double glazed window to front aspect, doors to:

BEDROOM

12'2 x 9'5 (3.71m x 2.87m)

Built in wardrobe space, access to eaves storage, double glazed window to front aspect, double doors providing access to:

EN-SUITE

Shower, wash hand basin with mixer tap and storage beneath, vanity mirror over, low level dual flush wc, radiator, double glazed window to side aspect.

BEDROOM

12' x 12'3 (3.66m x 3.73m)

Built in wardrobe, radiator, dual aspect with double glazed windows to front and side aspects.

BEDROOM

10'6 x 7' (3.20m x 2.13m)

Built in storage cupboard, radiator, double glazed window to rear aspect.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, integrated low-level dual flush wc, wash hand basin with storage beneath and vanity mirror above, radiator, part tiled walls, storage cupboard with shelving space, frosted double glazed window to rear aspect.

OUTSIDE- FRONT

Large area of lawn. steps to the front door, driveway providing off road parking for multiple vehicles, leading to:

DOUBLE GARAGE

Electric up and over door, power and lighting.

REAR GARDEN

A real feature of the property offering a large area of patio providing he perfect space for dining and entertaining, steps descending to a large area of lawn being well-maintained and with a variety of mature trees and shrubs, two additional storage sheds, side access to the front of the property.

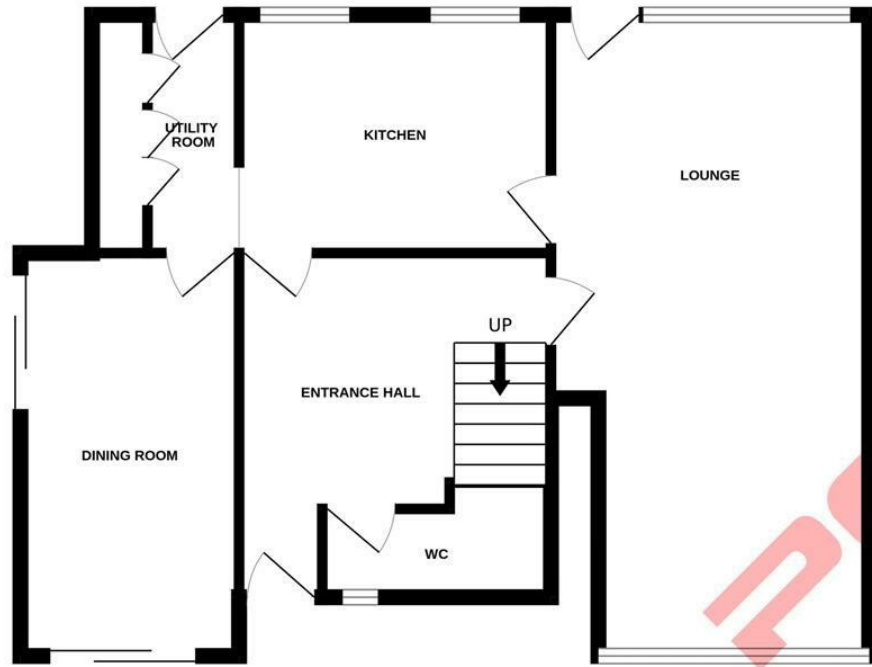
Council Tax Band: E



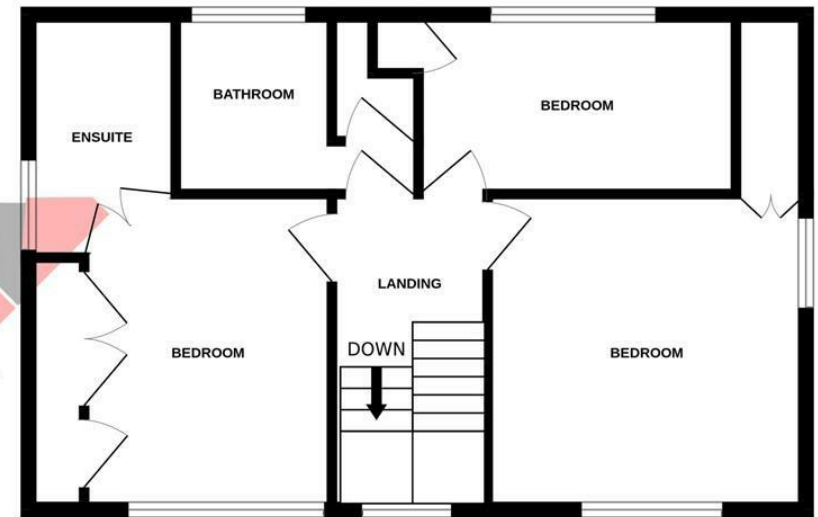




GROUND FLOOR



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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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	

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.