



ESTATE AGENTS

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Price £625,000

If you are seeking a TRULY EXCEPTIONAL and SPACIOUS FAMILY HOME offering superbly proportioned and adaptable accommodation, look no further than this IMPRESSIVE SIX BEDROOM, TWO RECEPTION ROOM, FOUR BATHROOM DETACHED PROPERTY offered to the market CHAIN FREE.

The home benefits from gas central heating, double glazing, a GENEROUS KITCHEN-DINER with INTEGRATED APPLIANCES, a separate DINING ROOM, LARGE DUAL ASPECT LOUNGE, MASTER BEDROOM with WALK-IN-WARDROBE/ DRESSING ROOM and a NEWLY FITTED EN-SUITE SHOWER ROOM, whilst the SECOND BEDROOM also benefits from an EN-SUITE SHOWER ROOM. In addition, the ground floor offers versatile accommodation, ideal for those seeking an ANNEXE or SEPARATE LIVING SPACE for teenage accommodation/ or extended family.

Externally the property provides OFF ROAD PARKING for multiple vehicles to the front, leading to an INTEGRAL DOUBLE GARAGE which has been partially converted to include a useful UTILITY ROOM. To the rear of the property there are LANDSCAPED GARDENS offering an attractive outdoor space.

Located towards the western outskirts of the town, the property is well-positioned within easy reach of Battle as well as Hastings town centre. Early viewing is highly recommended to fully appreciate the many benefits that this fine home has to offer.

Please call the owners agents now to avoid disappointment.

CANOPIED ENTRANCE PORCH

Double glazed front door to;

SPACIOUS ENTRANCE HALL

Double glazed windows to front aspect, staircase rising to upper floor accommodation, radiator, archway to;

INNER LOBBY

Double glazed window to front aspect, radiator, cloaks cupboard and door to;

SHOWER ROOM

Double glazed window to front aspect, tiled shower cubicle, pedestal wash

hand basin with tiled splashback, low level wc, radiator, inset ceiling spotlighting, return door to inner hallway.

BEDROOM

19'3" x 11'5" (5.87m x 3.48m)

Double glazed window to side aspect, radiator, return door to hallway.

STUDY/ CINEMA ROOM

12'4" x 8'7" (3.76m x 2.62m)

Radiator, return door to hallway.

BEDROOM

13'9" x 12'9" (4.19m x 3.89m)

Double glazed window to side aspect, radiator, return door to hallway.

UTILITY ROOM

17'10" max x 7'11" (5.44m max x 2.41m)

Range of fitted base units comprising cupboards set beneath working surface, wall cupboards over, part tiled walls, return door to hall, door to integral double garage (described later).

FIRST FLOOR LANDING

Double glazed window to front aspect, radiator, staircase rising to upper floor accommodation, archway to;

INNER LANDING

Double glazed window to front aspect, radiator, cloaks cupboard, door to;

SEPARATE WC

Frosted double glazed window to front aspect, wash hand basin with mixer tap and storage beneath, low level wc, radiator, inset ceiling spotlighting, return door to inner landing.

LOUNGE

22'5" max x 18'6" max (6.83m max x 5.64m max)

Double glazed windows to front and side aspects, brick feature fire surround with brick hearth, two radiators, wall light points, return door to landing.

DINING ROOM

13'9" x 12'9" (4.19m x 3.89m)

Double glazed windows to rear and side aspects, radiator, return door to landing.

KITCHEN-DINER

24'2" max narrowing to 11'2" x 12'9" max (7.37m max narrowing to 3.40m x 3.89m max)

Comprising a range of eye and base level units, four ring gas hob with extractor above, eye level double oven, stainless steel inset one & ½ bowl sink with mixer tap, part tiled walls, integrated dishwasher, integrated fridge and freezer, breakfast bar, radiator, double glazed window to rear aspect providing a pleasant outlook onto the garden, double glazed double doors opening to the rear garden, further door to:

UTILITY ROOM

11'4" x 6'4" (3.45m x 1.93m)

Comprising a range of eye and base level units, space and plumbing for washing machine, space for tumble dryer, radiator, extractor fan, double glazed window to side aspect.

SECOND FLOOR LANDING

Double glazed window to front aspect, radiator, trap hatch to loft space, airing cupboard with radiator.

MASTER BEDROOM

20'0" max narrowing to 14'2" x 17'10" max (6.10m max narrowing to 4.32m x 5.44m max)

Double glazed window to front aspect enjoying views over rooftops to open fields, radiators, walk in wardrobe/ dressing room (7'8 x 7'8), door to;

EN SUITE SHOWER ROOM

Newly fitted and comprising a walk-in double shower with waterfall style shower head, wash hand basin with gold finishing and storage beneath, vanity mirror, low level dual flush wc, tiled walls, tiled flooring, gold heated towel rail, double glazed frosted window to side aspect.

BEDROOM

12'10" x 11'5" (3.91m x 3.48m)

Double glazed window to rear aspect, radiator, built in cupboard, return door to landing, door to;

EN SUITE SHOWER ROOM

Double glazed window to side aspect, part tiled walls, tiled shower cubicle, wash hand basin set into vanity unit beneath with stainless steel mixer tap over, low level wc, radiator, return door to bedroom.

BEDROOM

13'9" x 12'11" (4.19m x 3.94m)

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

BEDROOM

11'4" max x 11'2" max (3.45m max x 3.40m max)

Double glazed window to front aspect enjoying views over rooftops to the Sussex Downs in the distance, radiator, return door to landing.

BATHROOM

Comprising a freestanding bath with mixer tap, dual flush wc, wash hand basin with mixer tap and storage beneath, heated towel rail, part tiled walls, tiled flooring, electric wooden sauna, frosted double glazed window to rear aspect.

FRONT GARDEN

Block paved driveway providing off road parking for multiple vehicles and leading to;

INTEGRAL DOUBLE GARAGE

19'7" max x 14'7" max (5.97m max x 4.45m max)

Electric up and over door, light and power, integral door to house.

Note: the utility room has been created by using a portion of the garage hence the measurements displayed.

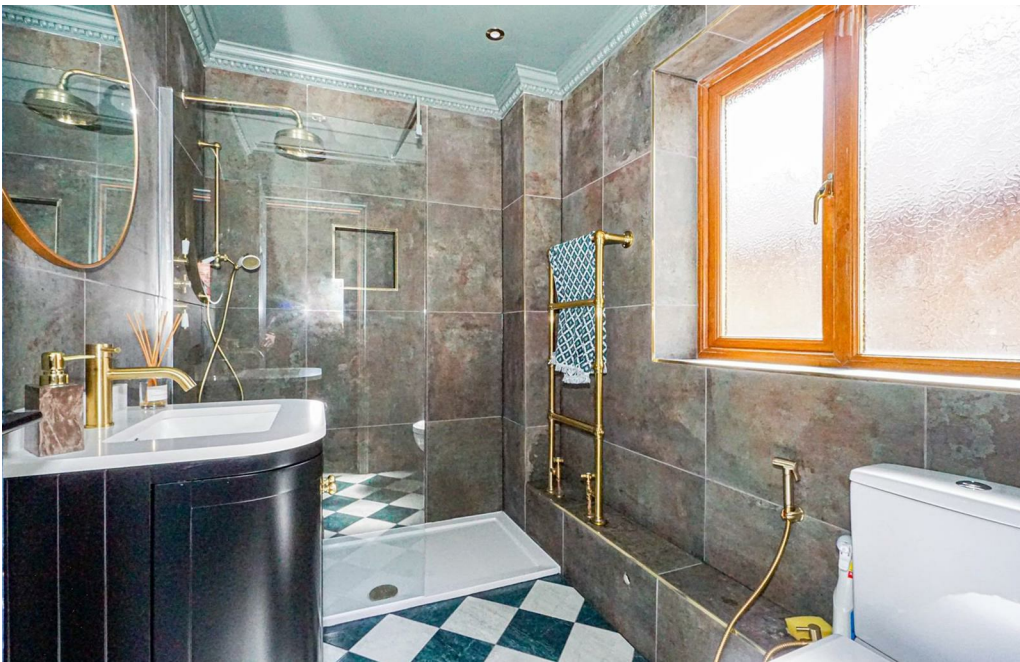
REAR GARDEN

Good sized patio area with steps up to gardens laid to level lawn with shrubs, enclosed by a mixture of walling and fencing, exterior light, outside tap, steps leading down to a further patio area to the side of the property with side access gate.

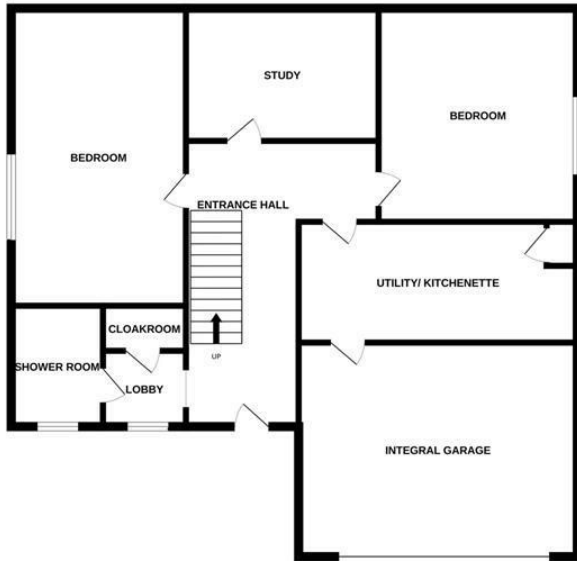
Council Tax Band: F



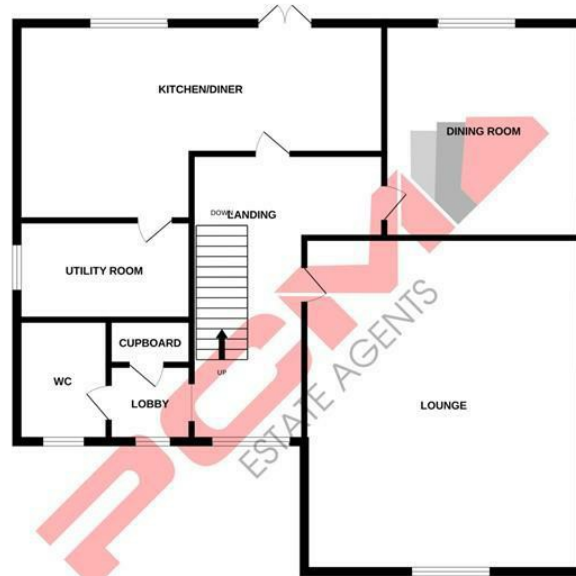




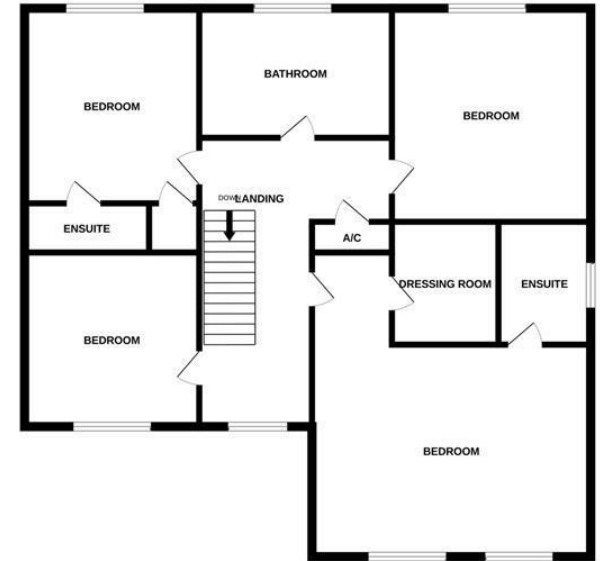
GROUND FLOOR



1ST FLOOR



2ND 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.