



ESTATE AGENTS

**39-40, Baldslow Down, St. Leonards-On-Sea, TN37 7NJ**

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**Guide Price £1,275,000**

**\*\* GUIDE PRICE £1,275,000 to £1,325,000 \*\* INCOME POTENTIAL \*\***

PCM are delighted to welcome to the market this truly **EXCITING AND RARE OPPORTUNITY** to acquire a **SUBSTANTIAL DETACHED FIVE/ SIX BEDROOM RESIDENCE** with **SIX BATHROOMS**, set within approximately **TWO ACRES** (unverified) of **BEAUTIFULLY LANDSCAPED GARDENS AND GROUNDS**, including its own area of woodland. Positioned behind **SECURE ELECTRONIC GATES** and enjoying the luxury of an indoor **HEATED SWIMMING POOL**, this is a home of scale, privacy and exceptional versatility.

Occupying a **GENEROUS DOUBLE PLOT**, the accommodation is thoughtfully arranged and highly adaptable, lending itself perfectly to multigenerational living, a house-and-annexe arrangement, or potential home-and-income opportunities, subject to any necessary consents.

The main house is both **WELCOMING AND IMPRESSIVE**. The ground floor opens into a spacious entrance hall, leading to a **LARGE DUAL ASPECT LIVING ROOM** filled with natural light, a separate **FORMAL DINING ROOM** and a **CONSERVATORY** that enjoys views over the gardens. Further accommodation includes a **SHOWER ROOM**, a well-proportioned **KITCHEN-BREAKFAST ROOM** with an **OPEN FIRE** as a focal point, and a separate **UTILITY ROOM**.

To the first floor, the landing provides access to **THREE GENEROUS DOUBLE BEDROOMS**, all benefitting from fitted storage. The principal bedroom suite is particularly noteworthy, featuring **TWO EN-SUITE FACILITIES**: a luxurious en-suite bathroom with **JACUZZI BATH** and a separate en-suite shower room. A well-appointed family bathroom completes this level.

The property is then connected via an internal hallway to a further wing of the house, arranged over two floors and enjoying its own private entrance. This section offers **TWO ADDITIONAL BEDROOMS**, one of which features an **EN-SUITE DRESSING ROOM**, **BALCONY** and potential space for a kitchenette, alongside a further bedroom and WC.

From this area there is direct access to the **INDOOR SWIMMING POOL COMPLEX** and the **DOUBLE GARAGE**, making it ideal for independent living, guests or extended family. The home benefits from modern comforts throughout, including gas-fired central heating and double-glazed windows.

Externally, the property continues to impress. To the front, a **SWEEPING GATED DRIVEWAY** provides extensive **OFF ROAD PARKING**. The rear gardens are a true highlight, offering a wonderful sense of space and seclusion. A generous patio and wrap-around terrace border the swimming pool complex, creating an ideal setting for entertaining. There is also a **CANOPIED SUNKEN HOT TUB**, a separate studio space, expanses of lawn and a charming **WOODLAND GARDEN**, where bluebells emerge in the spring.

Given the size and nature of the double plot, the sellers feel there may be further, as yet unexplored, potential for development or enhancement, subject to the necessary planning permissions.

Situated on a highly sought-after road bordering Westfield and St Leonards, the property is conveniently positioned for local amenities, well-regarded schooling and excellent transport links, making this an exceptional lifestyle opportunity in a prime location.

#### **WOODEN FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Under stairs storage cupboard, double opening doors to:

#### **LIVING ROOM**

22' x 13'4 (6.71m x 4.06m)

Dual aspect with window to front and bay window to rear aspect, stone fireplace with inset fire, double radiator, television point, double opening doors to side elevation providing access to:

#### **DINING ROOM**

16'10 x 13' (5.13m x 3.96m)

Brick fireplace, wood flooring, window to front aspect, double radiator, sliding patios to rear aspect opening to:

#### **CONSERVATORY**

14'8 x 11'3 (4.47m x 3.43m)

Part brick construction, tiled flooring, double glazed windows to all elevations, apex roof, double glazed French doors to side opening onto, pleasant views can be enjoyed from here to the the garden.

#### **KITCHEN-BREAKFAST ROOM**

27'4 x 11'3 (8.33m x 3.43m)

Fitted with a matching range of eye and base level cupboards and drawers with stone worksurfaces over, tiled splashbacks, ceramic Belfast sink with mixer tap, electric induction hob, waist level double oven and grill, integrated dishwasher, space for tall fridge freezer, tiled flooring, ample space for breakfast table, double radiator, single radiator, brick fireplace with open fire, wall mounted thermostat control for gas fired central heating, dual aspect with windows to side and rear elevations pleasant views over the garden, door to:

#### **UTILITY**

7'1 x 6'5 (2.16m x 1.96m)

Wall mounted boiler, space and plumbing for washing machine and tumble dryer, space for fridge, loft hatch to an area of loft space, double glazed window and door to rear elevation.

#### **SHOWER ROOM**

Walk in shower enclosure, low level wc, pedestal wash hand basin, radiator, tiled walls, window to front aspect.

#### **FIRST FLOOR LANDING**

Picture rail, window to side aspect, loft hatch providing access to loft space, radiator, built in storage cupboard/ immersion heater, doors opening to:

#### **BEDROOM**

16'10 x 13'6 (5.13m x 4.11m)

Triple aspect with windows to side, front and rear elevations, fitted bedroom furniture, double radiator, picture rail, doors to two en-suites.

#### **EN-SUITE BATHROOM**

Jacuzzi style bathtub with mixer tap, vanity enclosed twin his and hers wash hand basin's with mixer taps, radiator, concealed cistern low level wc, built in storage, tiled walls, window to rear aspect.

#### **EN-SUITE SHOWER ROOM**

Large walk in shower with chrome shower fixing, additional hand-held shower attachment, wall mounted

vanity enclosed wash hand basin with mixer tap, wall mounted vanity unit, tiled walls, tiled flooring, heated towel rail, window with obscured glass to rear aspect.

#### **BEDROOM**

11'8 x 9'8 (3.56m x 2.95m)

Radiator, built in wardrobe, picture rail, window to rear aspect.

#### **BEDROOM**

11'2 x 8'8 (3.40m x 2.64m)

Radiator, picture rail, built in wardrobe, dual aspect room with windows to side and rear elevations.

#### **BATHROOM**

Panelled bath with Victorian style mixer tap and shower attachment, low level wc, pedestal ash hand basin, radiator, tiled walls, built in storage, picture rail, window to side elevation.

#### **INNER HALL**

Accessed via the kitchen-breakfast room. Coving to ceiling, double radiator, window and door to front aspect, stairs rising to first floor accommodation, door to integral garages, door to:

#### **WC**

Wall mounted vanity enclosed wash hand basin with chrome mixer tap and tiled splashbacks, dual flush low level wc, radiator, window to rear aspect.

#### **BEDROOM**

12'6 x 9'11 (3.81m x 3.02m)

Coving to ceiling, radiator, double glazed French doors and windows either side opening to and having views over the swimming pool room.

#### **FIRST FLOOR**

Leading to:

#### **BEDROOM**

25'8 x 15'3 (7.82m x 4.65m)

Windows to both front and rear elevations, double glazed windows and French doors to side elevation having views and access onto a balcony, two radiators, access to eaves storage, down lights. There is potential for this bedroom to serve as an open plan living room, with door to an en-suite shower room and further door to a walk in dressing room/ optional reception space.

#### **DRESSING ROOM/ RECEPTION ROOM**

10'4 max x 9'8 max (3.15m max x 2.95m max )

Access to eaves storage, circular window to side elevation, window to front elevation.

#### **SHOWER ROOM**

Walk in shower with chrome shower fixing, waterfall style shower head and hand-held shower attachment, contemporary low level wc, twin his and hers wash hand basin with storage set beneath and a marble countertop, down lights, extractor fan for ventilation, heated towel rail, window to rear aspect.

#### **BALCONY**

Laid with composite decking, glass balustrade, enjoying a pleasant outlook and views.

#### **SWIMMING POOL ROOM**

37'9 x 26'11 (11.51m x 8.20m)

Tiled flooring with steps down into an inviting heated swimming pool with electronic solar powered retractable cover, large sliding doors opening to the rear and side elevations providing access onto the garden, lighting, seating areas, electronic ceiling windows, return door to the integral garage and access to a shower room. There is also a canopied hot tub area and decked veranda that wraps around the pool room, with views onto the garden.

#### **SHOWER ROOM**

Two showers, wash hand basin and wc.

#### **GARAGE ONE**

17'7 x 12'2 (5.36m x 3.71m)

Up and over door, window overlooking the pool room, double opening doors to:

#### **GARAGE TWO**

19'7 x 10'1 (5.97m x 3.07m)

Access to the pool room, up and over door.

#### **CABIN**

Power and light, could be adapted into a sauna or utilised as a changing room or seating area.

#### **OUTSIDE - FRONT**

The property is approached via secure electronic gates, opening onto a generous sweeping driveway that immediately sets the tone for the scale and privacy on offer. The substantial frontage provides extensive off-road parking for multiple vehicles, alongside access to the double garage. Mature planting and established boundaries frame the approach beautifully, creating an impressive sense of arrival while maintaining a high level of seclusion from the road, and there are three external power points.

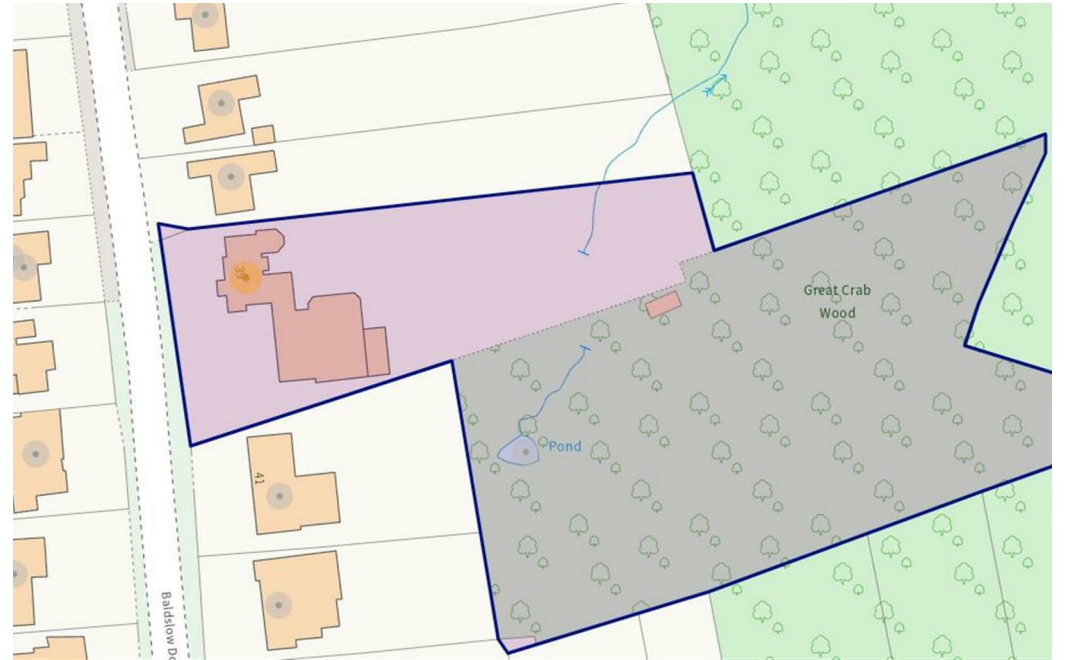
#### **REAR GARDEN**

The rear gardens are a truly outstanding feature of the home, extending to approximately two acres and offering a wonderful blend of landscaped, recreational and natural spaces. A large paved patio and wrap-around terrace provide the perfect setting for outdoor entertaining, seamlessly linking with the indoor swimming pool complex. A canopied sunken hot tub and separate studio space further enhance the lifestyle appeal, and there is also an external electrical point. Beyond the formal areas are expanses of lawn and a charming woodland garden, which comes alive with bluebells in the spring, offering a peaceful and private retreat. The size and configuration of the grounds, occupying a rare double plot, also present potential for further enhancement or development, subject to the necessary planning consents.

Council Tax Band: G

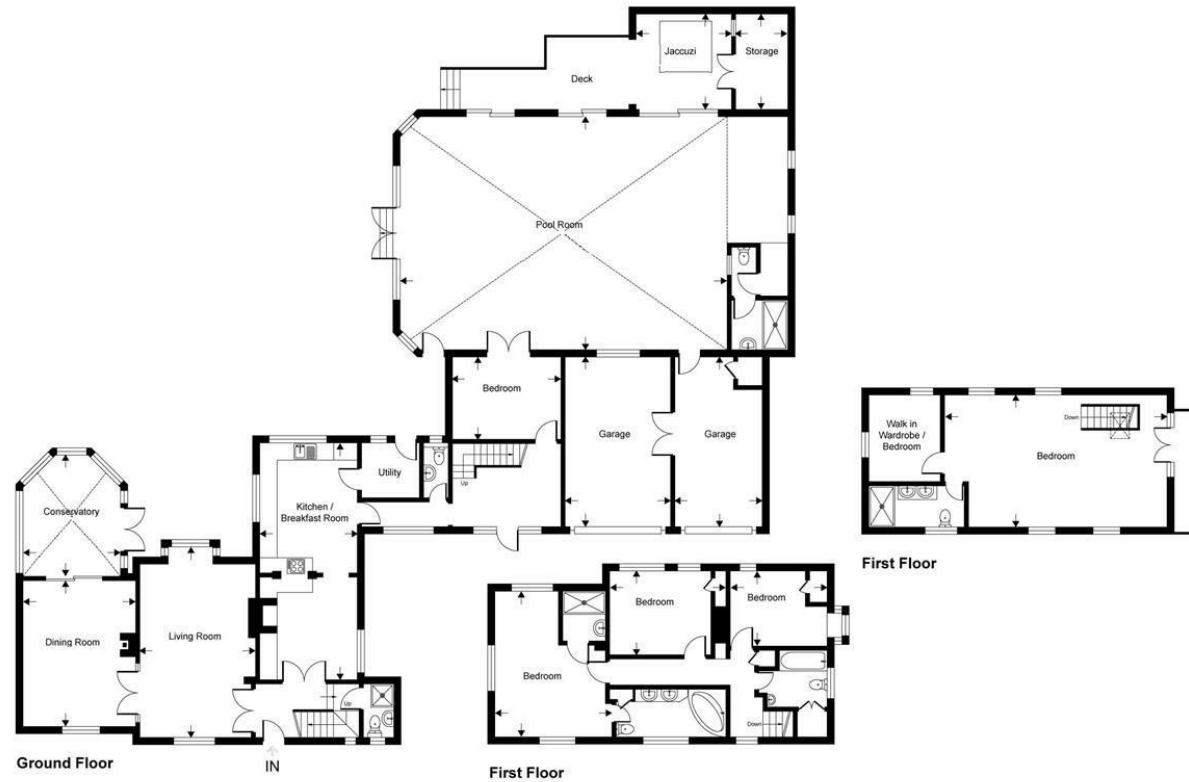






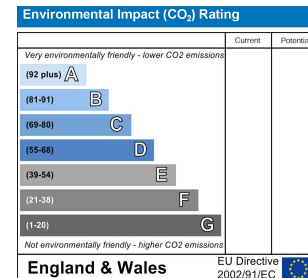
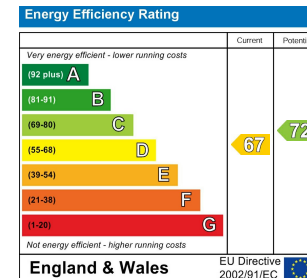
# North Ridings, TN37

Approximate Gross Internal Area = 246.7 sq m / 2656 sq ft  
 Approximate Garages Internal Area = 42.2 sq m / 455 sq ft  
 Approximate Pool Room & Storage Internal Area = 130.6 sq m / 1406 sq ft  
 Approximate Total Internal Area = 419.5 sq m / 4517 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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