



ESTATE AGENTS

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**Offers In The Region Of £430,000**



An opportunity has arisen to acquire this deceptively spacious and EXTENDED THREE/ FOUR BEDROOM DETACHED HOUSE featuring its own PROFESSIONAL VOICEOVER STUDIO.

Located in a sought-after region of St Leonards, this ATTRACTIVE DETACHED HOUSE is set back from the road with a LARGE FRONTAGE providing AMPLE OFF ROAD PARKING, whilst the inside offers spacious and versatile accommodation arranged over two floors.

Accommodation consists of a porch, entrance hallway, 19ft RECORDING STUDIO with separate SOUND ROOM, kitchen, DINING ROOM, separate BREAKFAST ROOM and a WC, whilst to the first floor there are FOUR BEDROOMS, one of which is currently utilised as a lounge with a BALCONY to the front aspect in addition to a bathroom and SEPARATE WC. Externally the property also enjoys a PRIVATE AND ENCLOSED REAR GARDEN which enjoys a SUNNY ASPECT.

Located within easy reach of local schooling and considered an IDEAL FAMILY HOME. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Double glazed windows to front and side aspects, door to:

#### **HALLWAY**

Spacious with stairs rising to the first floor accommodation, under stairs storage cupboard, wall mounted thermostat control, wall mounted security alarm panel, radiator.

#### **RECORDING STUDIO**

19'7 x 9'7 (5.97m x 2.92m)

Triple glazed window to front aspect. The vendor has advised of the following:

The recording studio is 23 years old, very well constructed and maintained. It was designed for voiceover work by the owner who has lived in the property for 25 years. Both the control room and the live room were built independently floating as a room-within-a-room design, giving a good degree of isolation. As well as voice over work, the studio is also well suited to any kind of overdubbing, sound design, mixing, mastering, TV & Film composition, online gaming, music production or for a musical family. Natural light enters the control room through both sides and the finish is entirely in Canadian Maple, which has proved to be excellent material for the studio finish as it has not aged at all.

#### **SOUND ROOM**

10'4 x 8'6 (3.15m x 2.59m)

Triple glazed window to rear aspect.

#### **DINING ROOM**

11'10 x 10'11 (3.61m x 3.33m)

Double glazed window to front aspect, radiator.

#### **KITCHEN**

11'10 x 9'6 (3.61m x 2.90m)

Comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above and oven below, inset one & ½ bowl inset sink with mixer tap, integrated fridge, integrated washing machine, radiator, double glazed window to rear aspect.

#### **BREAKFAST ROOM**

10'1 x 7'1 (3.07m x 2.16m)

Door to side aspect, double glazed window to side aspect leading to the garden, built in storage cupboard, door to:

#### **WC**

Wash hand basin with storage below, wc, part tiled walls, radiator, two double glazed obscured windows to rear aspect.

#### **FIRST FLOOR LANDING**

Porthole double glazed window to rear aspect, radiator.

#### **BEDROOM/ LIVING ROOM**

18'2 max x 10'11 max (5.54m max x 3.33m max )

Currently utilised as a lounge, two radiators, double glazed windows and French doors to front aspect leading out to:

#### **BALCONY**

Metal balustrade, providing ample space for outdoor seating.

#### **BEDROOM**

20'11 x 8'11 (6.38m x 2.72m)

Spacious dual aspect room, could be considered ideal for teenager/ annexe accommodation, featuring a kitchenette with a range of eye and base level units, stainless steel inset sink, two radiators, double glazed windows to front and rear aspects.

#### **BEDROOM**

12'4 x 9'7 (3.76m x 2.92m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

10'11 x 10'4 (3.33m x 3.15m)

Range of built in wardrobes, radiator, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, separate walk in shower, wash hand basin with storage below, built in airing cupboard, tiled walls, double glazed window to rear aspect.

#### **SEPARATE WC**

Dual flush wc, double glazed window to rear aspect.

#### **REAR GARDEN**

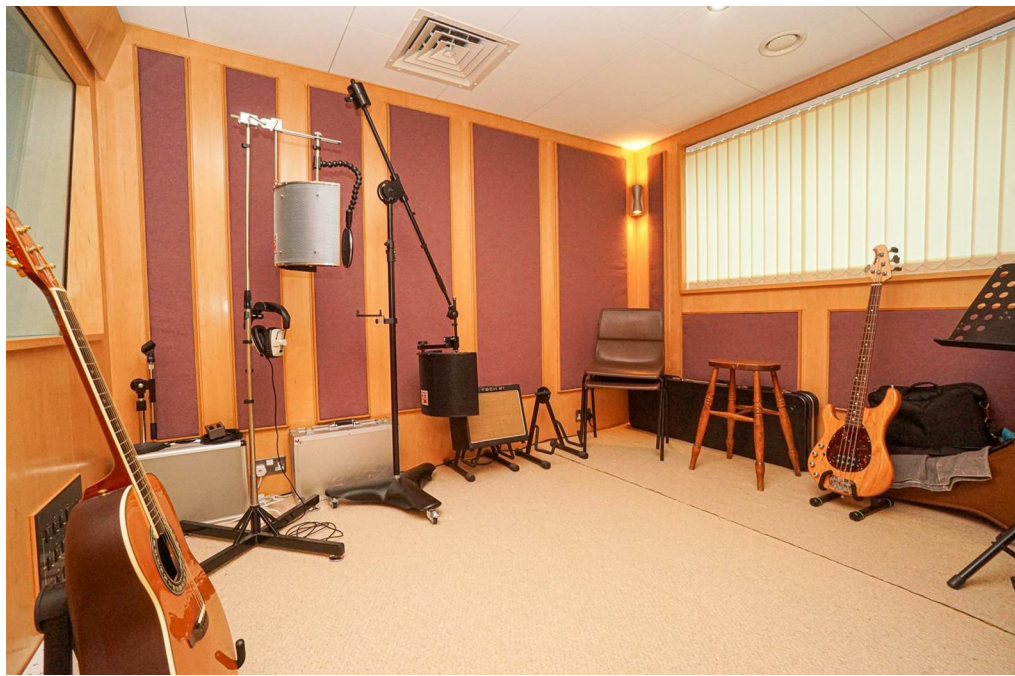
Private and enclosed, predominantly block paved and enjoying a sunny aspect, providing ample space for seating and entertaining, range of mature shrubs. To the side of the property there are also raised planters.

#### **OUTSIDE - FRONT**

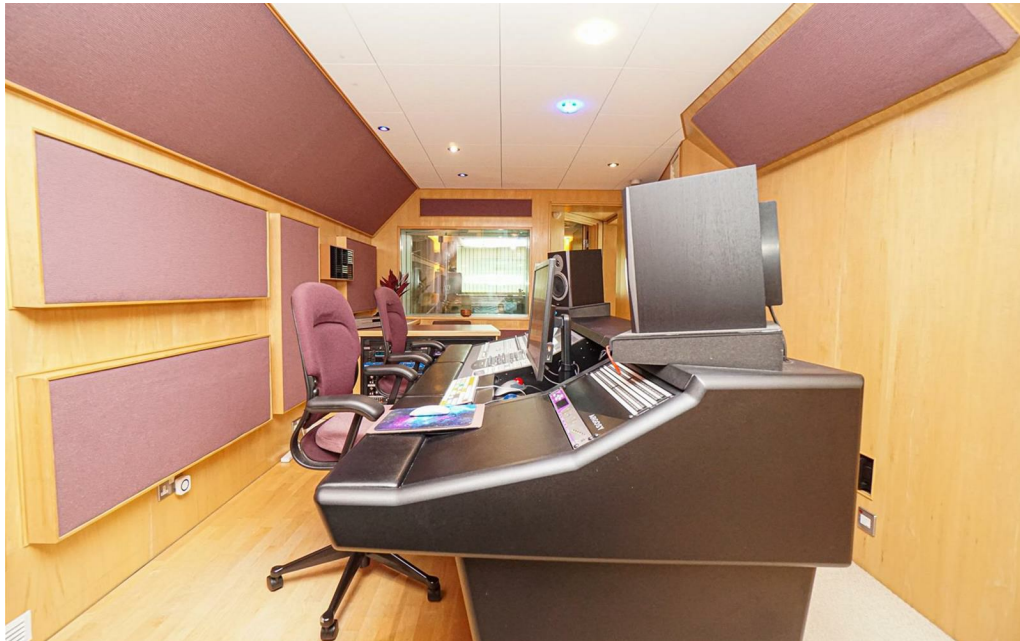
The property is set back from the road with a large frontage featuring a block paved driveway providing ample parking for multiple vehicles and a well-presented front garden comprising a range of mature shrubs and plants.

Council Tax Band: D





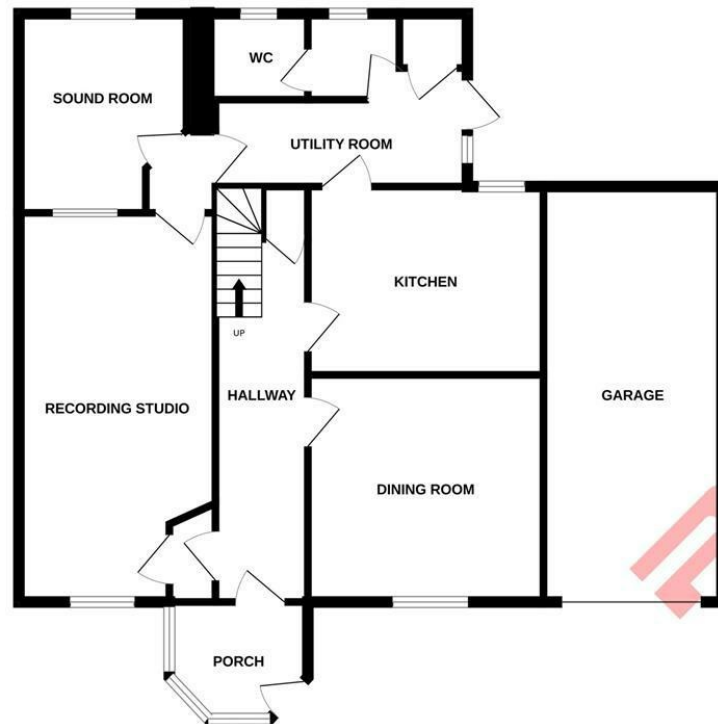




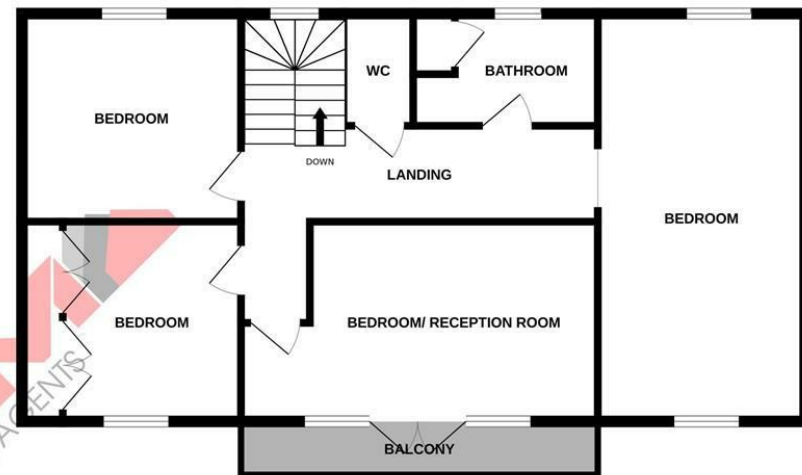




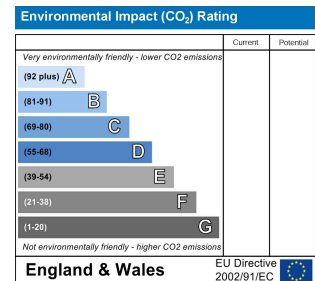
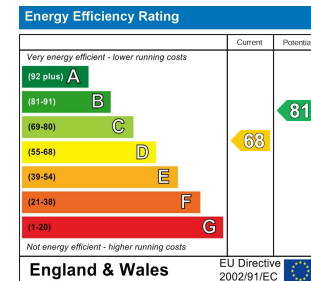
GROUND FLOOR



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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