



**2, Beauport Gardens, St. Leonards-On-Sea, TN37  
7PQ**

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**Offers In Excess Of £775,000**

PCM are delighted to present to the market this RARE AND EXCITING OPPORTUNITY to acquire a truly VERSATILE and BEAUTIFULLY APPOINTED MODERN DETACHED RESIDENCE, offering FIVE/SIX BEDROOMS, a DETACHED DOUBLE GARAGE and the luxury of an INDOOR SWIMMING POOL, SAUNA and GYM AREA.

Tucked away in a highly sought-after cul-de-sac on the outskirts of St Leonards, this SUBSTANTIAL FAMILY HOME combines space, style and lifestyle, offering the perfect setting for growing families with convenient access to local amenities and well-regarded schooling establishments.

On arrival, the property is approached via a private driveway providing AMPLE OFF ROAD PARKING and leading to a DETACHED DOUBLE GARAGE with electric up-and-over door. Step inside through the welcoming porch into a bright and spacious entrance hall, from which the thoughtfully designed accommodation flows seamlessly.

The ground floor features a GENEROUS LIVING ROOM with French doors opening onto an internal veranda, enjoying an outlook over the pool area. The heart of the home is the STUNNING OPEN PLAN KITCHEN-DINING ROOM, fitted with sleek GRANITE WORKTOPS and HIGH QUALITY UNITS, providing an ideal space for both everyday family life and entertaining. Further ground floor accommodation includes a separate UTILITY ROOM, a versatile STUDY/ BEDROOM and a MODERN SHOWER ROOM.

On the lower level you will discover a fantastic TV ROOM and GAMES ROOM, offering a perfect retreat for teenagers or family leisure. The first floor provides FIVE WELL-PROPORTIONED BEDROOMS, including a LUXURIOUS MASTER BEDROOM with EN SUITE, complemented by a stylish family bathroom.

A particular highlight of this home is the exceptional INDOOR HEATED SWIMMING POOL COMPLEX, boasting a semi-retractable roof for year-round enjoyment, alongside a SAUNA, GYM area and SHOWER ROOM. The pool itself measures approximately 28ft in length, with a depth of around 4ft and benefits from an electric retractable cover.

The LANDSCAPED REAR GARDEN has been thoughtfully designed with multiple patio areas, including a charming canopied section, perfect for al fresco dining, entertaining guests or simply relaxing in privacy. The garden also features established lawns, mature planting and well-stocked borders, providing a tranquil outdoor space.

This remarkable home offers a rare combination of generous accommodation, superb leisure facilities and a highly desirable location, a truly unique opportunity not to be missed.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Porcelain tiled flooring, windows to front and side elevations with the side window being patterned for privacy, further wooden partially glazed door opening to:

#### **ENTRANCE HALL**

Porcelain tiled flooring, radiator, coving to ceiling, down lights, radiator, dado rail, stairs to upper and lower floor accommodation, practical built in storage, large double opening to:

#### **LIVING ROOM**

18'7 max x 12' (5.66m max x 3.66m)

Light and airy reception room, feature solid marble fireplace with wood burning stove, bespoke made to measure cabinetry including shelving, draw and cupboard space, concealed media wall behind large double opening wooden doors, television point, wooden framed double glazed window to rear aspect, wooden partially glazed French doors opening onto:

#### **DECKED VERANDA**

24' x 8'3 (7.32m x 2.51m)

toughened safety glass and oak balustrade, offering a lovely seating area with lovely views onto the hall area below and windows to side elevation. The roof that covers the veranda and pool area is an electronic retractable roof, so can be semi-opened to allow natural light and air to flow into the space. Stairs descend to:

#### **POOL ROOM**

41' max x 36'9 max (12.50m max x 11.20m max )

Tiled flooring surrounding the pool, inviting pool measuring 4ft deep and 28ft in length, heated with retractable cover, two sets of double opening doors opening to the garden, windows to all elevations, semi-retractable roof, under stairs storage, gym area, seating area, electric sauna and a shower room with walk in shower, concealed cistern low level wc, vanity enclosed wash hand basin, tiled flooring, heated towel rail and down lights. There is also access to the boiler room from this area, housing the pump and heater for the pool.

#### **KITCHEN**

12'8 x 11'6 (3.86m x 3.51m )

Fitted with a matching range of eye and base level cupboards and drawers with granite worksurfaces over and tiled splashbacks, five ring range style cooker with double oven, grill and plate warmer, inset stainless steel one & ½ bowl sink with mixer tap and moulded drainer into the granite worktop, space and plumbing for dishwasher, space for American style fridge freezer, island offering additional storage space and also a breakfast bar seating area, wood laminate flooring, wooden framed double glazed window to rear aspect and open plan to:

#### **DINING ROOM**

18'10 max x 11' max (5.74m max x 3.35m max )

Range of built in cabinetry incorporating drawers, cupboard space and display units with lighting, granite countertop, down lights, coving to ceiling, radiator, wood laminate flooring and wooden framed double glazed window to front aspect, door providing access from the side to the rear garden.

**UTILITY ROOM**

6'7 x 5'4 (2.01m x 1.63m)

Wall mounted boiler, down lights, coving to ceiling, extractor for ventilation, range of eye and base level units, granite worktops, space and plumbing for washing machine, space for tumble dryer, sink, wooden framed double glazed window to rear aspect.

**OFFICE/ BEDROOM**

12'6 x 9'1 (3.81m x 2.77m)

Coving to ceiling, radiator, bespoke made to measure cabinetry including cupboards, drawers and shelving, down lights, coving to ceiling, radiator, wooden framed double glazed window to front aspect.

**SHOWER ROOM**

Large walk in shower enclosure with a rain style shower head, dual flush low level wc, heated towel rail, tiled flooring, part tiled walls, vanity inset wash hand basin with mixer tap, ample storage set beneath granite counter top, extractor fan for ventilation, wall mounted mirror with heater behind, wooden frame double glazed pattern glass window to front aspect.

**LOWER FLOOR HALL**

Leading to:

**TV ROOM**

18'7 max x 12' (5.66m max x 3.66m)

Wooden parquet flooring, coving to ceiling, radiator, wooden framed double glazed window and door to rear aspect having views and access onto the garden, adjoining:

**GAMES ROOM**

12'4 x 9'6 (3.76m x 2.90m)

Built in cupboards, down lights, access to undercroft.

**FIRST FLOOR LANDING**

Coving to ceiling, loft hatch providing access to loft space, nook seating area with bespoke cabinetry with cupboards and shelving, radiator, airing cupboard housing immersion heater, wooden framed double glazed window to front aspect.

**BEDROOM**

12'4 x 11'6 (3.76m x 3.51m)

Down lights, coving to ceiling, radiator, built in wardrobes and drawers, wooden framed double glazed window to rear aspect, door leading to:

**EN SUITE**

Luxury with contemporary stand alone bathtub with freestanding mixer tap and shower attachment, dual flush low level wc, twin wash hand basins with mixer taps and ample storage set beneath, granite countertop, wall mounted mirror, electric heater, shaver point, two heated towel rails, additional cupboard with shelving having double opening doors with mirrors, tiled flooring, two wooden framed double glazed windows to side aspect.

**BEDROOM**

10'9 x 9'7 (3.28m x 2.92m)

Coving to ceiling, down lights, built in wardrobes, radiator, wooden framed double glazed window to front aspect.

**BEDROOM**

11'4 x 9' (3.45m x 2.74m)

Coving to ceiling, down lights, radiator, built in wardrobe and drawers, wooden framed double glazed window to rear aspect with a nice leafy backdrop.

**BEDROOM**

11'6 x 10'5 (3.51m x 3.18m)

Coving to ceiling, down lights, radiator, built in wardrobes, wooden framed double glazed window to rear aspect with a nice leafy backdrop.

**BEDROOM**

10'6 x 8'7 (3.20m x 2.62m)

Coving to ceiling, down lights, radiator, built in wardrobes and dressing table, wooden framed double glazed window to front aspect.

**BATHROOM**

Jacuzzi style bath with mixer tap and shower over bath, glass shower screen, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and lots of storage set beneath, heated towel rail, tiled flooring, part tiled walls, down lights, extractor for ventilation, wooden framed pattern glass window to front aspect.

**OUTSIDE - FRONT**

Driveway providing off road parking for multiple vehicles, area of lawn, path leading to the front door.

**DETACHED DOUBLE GARAGE**

19'5 x 7'3 (5.92m x 2.21m)

Electric up and over door, power and light.

**GARDEN**

Extending to the side and rear elevations, accessible from the pool room and also the kitchen/dining room. There is canopied patio area providing a lovely spot to eat al-fresco and entertain with a wall mounted infrared heater, gated access to the front and a few steps down to the side section of garden. At the side there is a path with lawn to the side, leading to the rear garden.

The rear garden is lawned with a further patio providing seating and entertaining area, hedged boundaries, established plants and shrubs, path wrapping around the side elevation of the pool room, further decked patio, gated access to front and another section of lawn. The garden also has the benefit of vegetable patches.

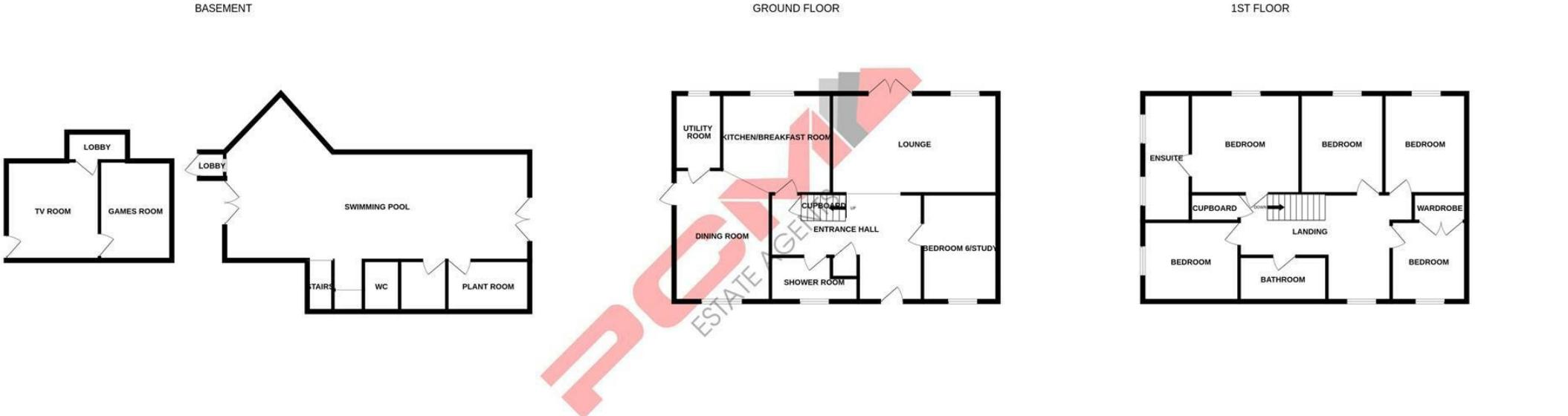
Access to the pool room can be enjoyed from the garden.

Council Tax Band: F









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	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	