



ESTATE AGENTS

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9QX**

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Guide Price £525,000

**** GUIDE PRICE £525,000 TO £550,000 ****

PCM Estate Agents are delighted to present to the market a RARE & EXCITING OPPORTUNITY to acquire this BEAUTIFULLY PRESENTED DETACHED FIVE BEDROOM RESIDENCE, enviably positioned within a sought-after cul-de-sac offering versatile and adaptable accommodation across three floors, this IMPRESSIVE HOME also provides excellent potential for ancillary or multi-generational living.

The ground floor opens with a practical entrance porch leading into a welcoming hallway. From here, access is provided to the lower ground floor, which can function either as an integral part of the home or as a self-contained living space. The main living accommodation to the ground floor includes a SPACIOUS LOUNGE enjoying DELIGHTFUL VIEWS over the garden and adjoining woodland, creating a wonderfully TRANQUILL SETTING. At the heart of the home is a STYLISH OPEN PLAN KITCHEN & DINING AREA, ideal for modern family living and entertaining, complemented by a separate UTILITY ROOM and a convenient GROUND FLOOR WC.

To the first floor, a striking GALLERIED LANDING leads to the PRINCIPLE BEDROOM SUITE, complete with a PRIVATE BALCONY and EN-SUITE SHOWER ROOM. There are FOUR FURTHER WELL-PROPORTIONED BEDROOMS and a contemporary family bathroom featuring both a bath and a separate shower.

The lower ground floor offers exceptional flexibility, comprising an ADDITIONAL RECEPTION ROOM, KITCHENETTE, and an OCCASIONAL ROOM with EN-SUITE facilities. This level benefits from its own PRIVATE ACCESS, making it perfectly suited for guests, extended family, or potential independent living.

Externally, the property continues to impress with AMPLE OFF ROAD PARKING, an ATTACHED DOUBLE GARAGE, and a thoughtfully designed LOW-MAINTENANCE REAR GARDEN. The outdoor space provides multiple areas for al fresco dining and entertaining, alongside sections of artificial lawn ideal for children.

The property enjoys PICTURESQUE VIEWS over nearby woodland, enhancing its sense of privacy and connection to nature.

Conveniently located close to highly regarded schools and a range of local amenities, this outstanding home combines space, flexibility, and setting in equal measure. Early viewing is highly recommended to fully appreciate all that is on offer.

DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING PORCH

Window to side aspect, ample space for taking off coats and shoes, further double glazed door opening to:

HALLWAY

Wood laminate flooring, coving to ceiling, radiator, door to attached double garage, stairs to upper and lower floor accommodation, double opening wooden doors to the dual aspect living room and further door to:

KITCHEN-DINING ROOM

24'6 x 15'2 (7.47m x 4.62m)

Spacious and well-equipped, built with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, island with breakfast bar offering additional storage space and having the gas hob with fitted cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, waist level double oven, grill and microwave, integrated full height fridge and freezer, space and plumbing for dishwasher, radiator, tiled flooring, down lights, coving to ceiling, dual aspect with double glazed windows to front aspect and two double glazed windows to side, door to:

REAR/ SIDE LOBBY

Coving to ceiling, tiled flooring, double glazed door to side aspect providing access to the garden, door to:

UTILITY

11'5 x 7'7 (3.48m x 2.31m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap and tiled splashbacks, space and plumbing for washing machine and tumble dryer, down lights, coving to ceiling, double glazed window to rear aspect with lovely views over and beyond the garden, to an area of woodland at the rear, door to:

DOWNSTAIRS WC

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, tiled splashbacks, tiled flooring, coving to ceiling, double glazed obscured glass window to rear aspect.

LIVING ROOM

20'5 x 14'5 (6.22m x 4.39m)

Dual aspect with double glazed window to side and further double glazed window to rear with lovely views over the garden and to an area of woodland, wood laminate flooring, coving to ceiling, fireplace with inset wood burning stove, television point, two radiators.

FIRST FLOOR LANDING

Coving to ceiling, loft hatch to loft space, radiator, large cupboard, access to:

BEDROOM

17' x 15' (5.18m x 4.57m)

Coving to ceiling, radiator, door to en-suite, door to en-suite and double glazed windows and French doors to front aspect with access onto:

BALCONY

Ample space for bistro style table and chairs, metal balustrade for safety.

EN-SUITE

Electric walk-in shower, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, tiled walls, wood laminate flooring, radiator, down lights, coving to ceiling, wall mounted mirror, shaver point, double glazed pattern glass window to rear aspect.

BEDROOM

13' x 12'2 (3.96m x 3.71m)

Coving to ceiling, double radiator, double glazed window to front aspect.

BEDROOM

13' x 11'3 max narrowing to 9'7 (3.96m x 3.43m max narrowing to 2.92m)

Coving to ceiling, radiator, double glazed window to side aspect having lovely views.

BEDROOM

12'7 x 9'8 (3.84m x 2.95m)

Coving to ceiling, radiator, double glazed window to side aspect.

BEDROOM

8'6 x 7'5 (2.59m x 2.26m)

Radiator, coving to ceiling, double glazed window to rear aspect.

FAMILY BATHROOM

Corner bath with mixer tap and shower attachment, walk-in shower enclosure,

concealed cistern dual flush low level wc, vanity enclosed wash hand basin with ample storage set beneath and to the side, part tiled walls, coving to ceiling, radiator, double glazed window with pattern glass to rear aspect.

LOWER FLOOR HALL

Radiator, consumer unit for the electrics, door to:

ADDITIONAL RECEPTION ROOM

23'8 x 14'2 (7.21m x 4.32m)

Dual aspect with double glazed window to side, double glazed French doors to rear providing access onto the garden, wall mounted vertical radiator, television point, doorway leading to:

KITCHENETTE

Fitted with a range of eye and base level cupboards and drawers, worksurfaces, resin sink with mixer tap, down lights, wall mounted boiler.

OCCASIONAL ROOM

14'2 x 11'1 (4.32m x 3.38m)

Down lights, radiator, fitted wardrobes, door to:

EN-SUITE SHOWER ROOM

Luxury walk-in shower, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and tiled splashbacks, radiator, down lights, extractor for ventilation, down lights.

OUTSIDE - FRONT

Off road parking for multiple vehicles.

REAR GARDEN

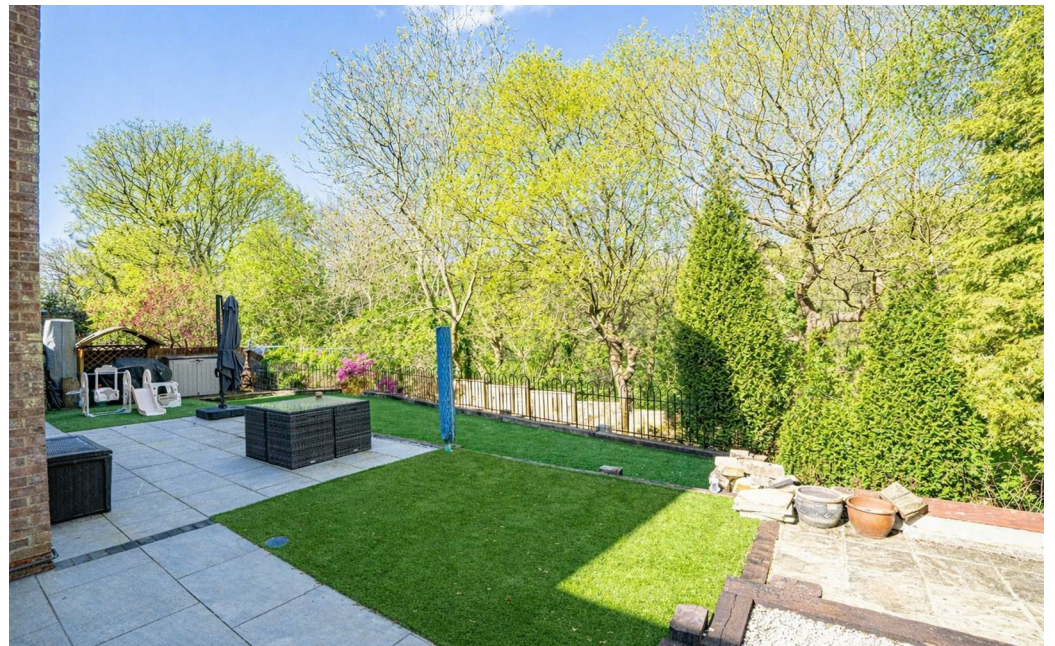
Low-maintenance with a lovely peaceful backdrop onto Church in the Woods. There are two main patio areas laid with porcelain tiles, offering ample outdoor space to eat al-fresco and entertain, areas of artificially laid lawn, gated side access to front. The garden can be accessed via the door from the side lobby on the ground floor, as well as from the lower floor reception room. The garden does extend over two terraces, the bottom terrace is in need of some cultivation but offers further potential. There are fenced boundaries and established plants and shrubs.

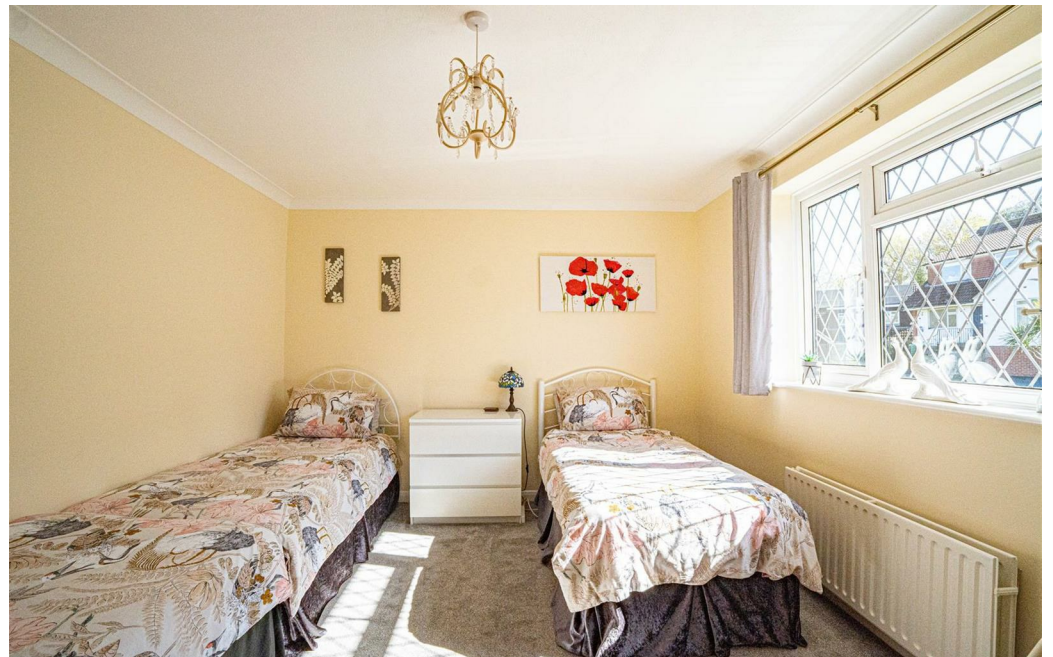
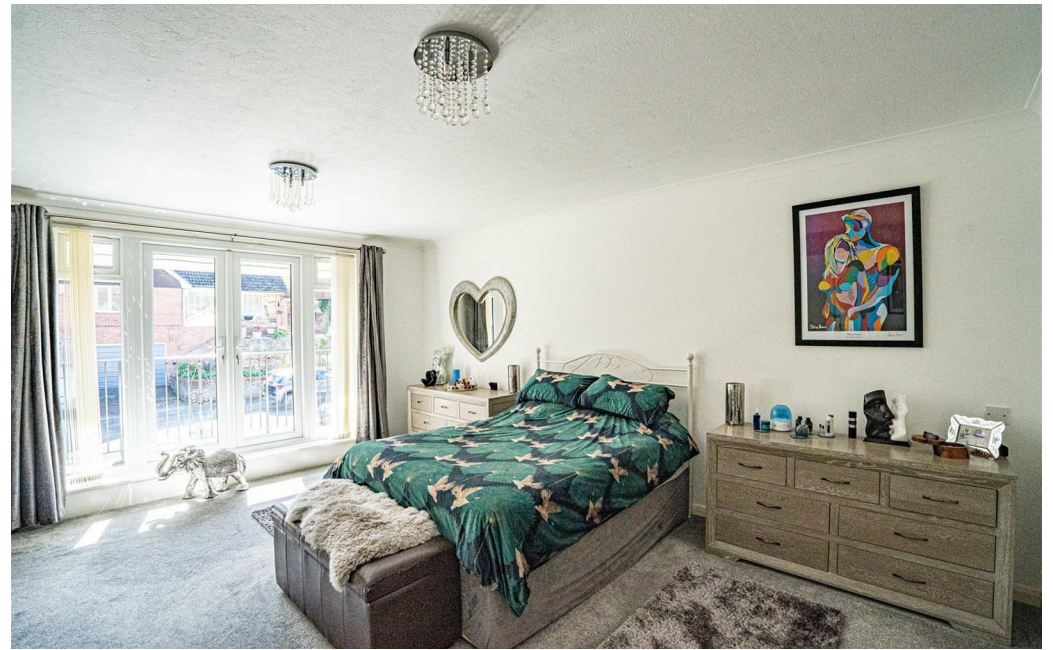
DOUBLE GARAGE

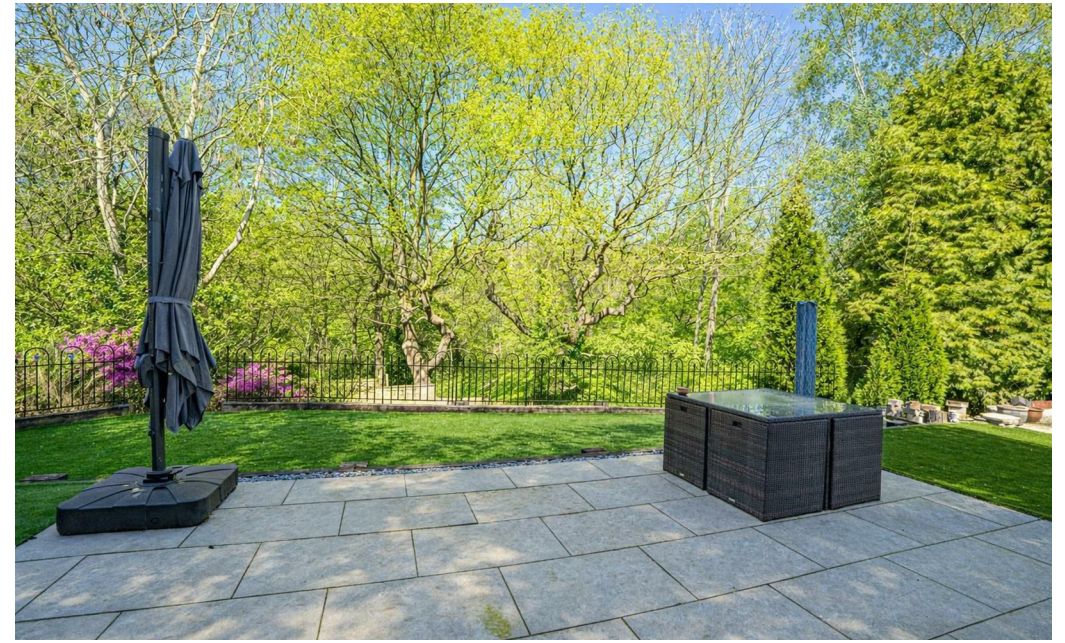
24'4 x 22' (7.42m x 6.71m)

Twin up and over doors, power and light, wall mounted boiler, water tank, double glazed window to side aspect. There is a partial dividing wall within the garage.

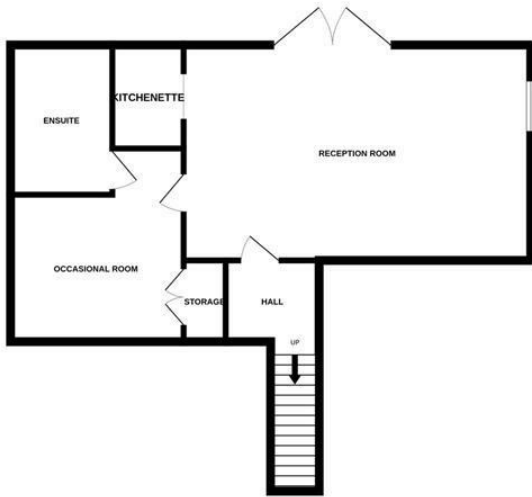
Council Tax Band: E



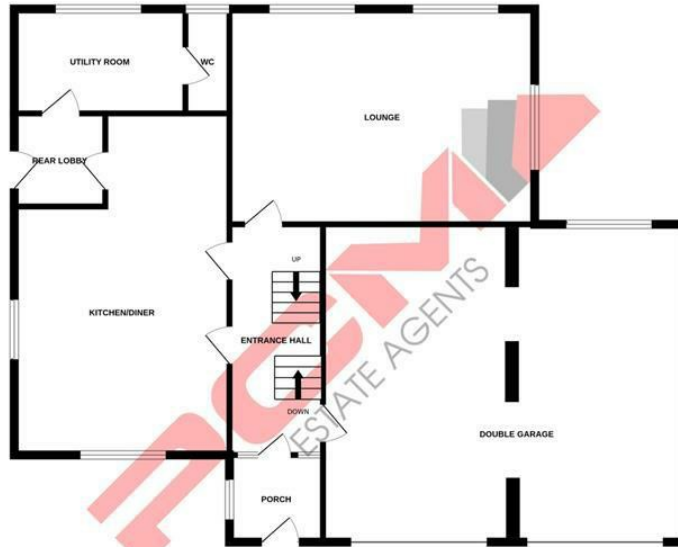




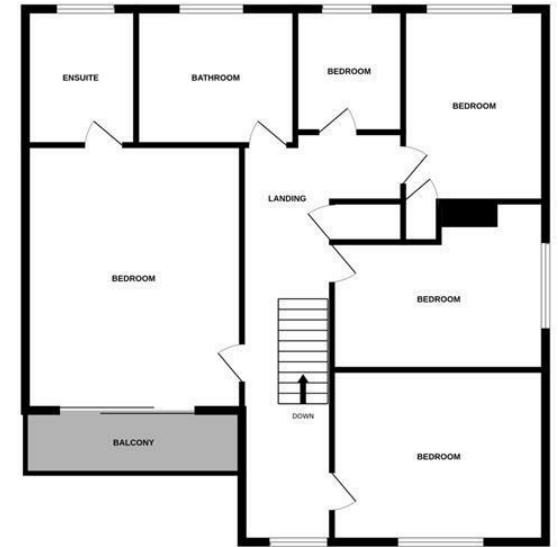
BASEMENT LEVEL



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.