



ESTATE AGENTS

**21, Ledsham Park, St. Leonards-On-Sea, TN37
7LQ**

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Price £595,000

PCM Estate Agents are delighted to present an exceptional opportunity to acquire this BEAUTIFULLY PRESENTED AND EXTENDED, DETACHED FOUR/FIVE BEDROOM FAMILY HOME, nestled in a quiet cul-de-sac in this sought-after area of St. Leonards. This RARE GEM is approached via its own private driveway, offering AMPLE OFF ROAD PARKING for multiple vehicles.

The home boasts a thoughtfully designed, adaptable layout across two floors. The welcoming entrance hall, partially open to the IMPRESSIVE KITCHEN-BREAKFAST ROOM, sets an aspirational tone from the moment you step inside. The BAY FRONTED LIVING ROOM, with its WOOD BURNER, exudes warmth, while French doors from the kitchen lead seamlessly onto the garden.

Further accommodation includes a separate DINING ROOM/ CONSERVATORY, a UTILITY ROOM, a DOWNSTAIRS SHOWER ROOM, and a versatile STUDY/ POTENTIAL FIFTH BEDROOM. Upstairs, a spacious landing leads to a MASTER BEDROOM with a WALK-THROUGH WARDROBE which leads to an EN-SUITE SHOWER ROOM, complemented by THREE FURTHER GENEROUS BEDROOMS and a MODERN FAMILY BATHROOM. Finished to a HIGH STANDARD with gas central heating and double glazing, the home is beautifully presented.

Outside, the SOUTHERLY FACING GARDEN is a true oasis, arranged over two levels, with hardwood decking and a CANOPIED SEATING AREA beneath a pergola perfect for alfresco dining and entertaining. An IMPRESSIVE GARDEN STUDIO offers a flexible space for a home office, gym, or additional accommodation. In addition there is a good size lawn, established planted areas and the garden is very private.

Conveniently located within easy reach of popular schools and amenities, contact us today to arrange your private tour of this WONDERFUL FAMILY HOME.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

12'1 x 7'5 (3.68m x 2.26m)

Double glazed windows to front aspect, further double glazed window to side,

wood flooring, radiator, down light, ample space to take off coats and shoes, open plan to:

KITCHEN-BREAKFAST ROOM

20' max x 15'1 max (6.10m max x 4.60m max)

Open plan room featuring an island breakfast bar seating area, fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary solid wood worktops over and tiled splashbacks, inset one & ½ bowl ceramic drainer-sink with mixer tap, waist level Bosch double oven and grill, electric hob situated on the island, integrated dishwasher and fridge freezer, built in storage, wall mounted vertical radiator, additional radiator, wood flooring, down lights, stairs rising to upper floor accommodation, double glazed French doors opening to the garden, double glazed sliding doors to side aspect providing access into the conservatory-dining room and further double opening doors to:

LIVING ROOM

19'9 into bay x 16'4 (6.02m into bay x 4.98m)

Continuation of the wood flooring, coving to ceiling, television point, wall mounted vertical radiator and a gas stove, double glazed bay window to front aspect with made to measure bespoke plantation shutters, views over the front gardens and grounds.

CONSERVATORY-DINING ROOM

16'1 x 16'2 (4.90m x 4.93m)

Part brick construction with double glazed windows to front, side and rear aspects, double glazed French doors opening to the rear garden, single glazed double opening door to front aspect, wood flooring, radiator, ample space for dining table.

UTILITY ROOM

7'3 x 7'1 (2.21m x 2.16m)

Tiled flooring, radiator, down lights, space and plumbing for washing machine and tumble dryer, wall mounted unit, double glazed window to side aspect, doors to shower room and study/ optional fifth bedroom.

STUDY/ BEDROOM

15'9 x 6'7 (4.80m x 2.01m)

Wood flooring, down lights, radiator, dual aspect room with double glazed windows to front and rear elevations.

SHOWER ROOM

Tiled flooring, part tiled walls, large walk-in shower with chrome shower fixings, waterfall style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap and ample storage space, heated towel rail, extractor for ventilation, double glazed window with opaque glass to rear aspect for privacy.

FIRST FLOOR LANDING

Spacious with loft hatch, down lights, double glazed window to side aspect, doors to:

MASTER BEDROOM

10'4 x 9'5 (3.15m x 2.87m)

Coving to ceiling, ceiling light with fan, radiator, double glazed window to rear aspect with views onto the garden, opening to:

WALK-IN-WARDROBE

9'3 x 8'4 (2.82m x 2.54m)

Fitted with hanging rails and shelving, down lights, glass pocket door opening to:

EN-SUITE

Walk-in shower with chrome style shower fixing, waterfall style shower head and hand-held shower attachment, concealed cistern low level wc, vanity enclosed wash hand basin with ample storage and chrome mixer tap, wood effect vinyl flooring, extractor for ventilation, down lights, heated towel rail, double glazed window with opaque glass to rear aspect.

BEDROOM

11'11 x 10'6 (3.63m x 3.20m)

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

BEDROOM

11'1 x 9'4 (3.38m x 2.84m)

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

BEDROOM

9'4 x 9'3 (2.84m x 2.82m)

Radiator, coving to ceiling, double glazed window to rear aspect with views onto the garden.

FAMILY BATHROOM

Panelled bath with mixer tap and shower over having chrome shower fixing, waterfall style shower head and hand-held shower attachment, low level wc, pedestal wash hand basin with chrome mixer tap and tiled splashbacks, heated towel rail, down lights, extractor for ventilation, part tiled walls, double glazed window with pattern glass to front aspect.

OUTSIDE - FRONT

The property occupies a quiet spot in this sought-after cul-de-sac location, there is a block paved drive providing off road parking for multiple vehicles and the garden is very private, with hedged and fenced boundaries, lawned area and raised planting bed with established plants and shrubs.

IMPRESSIVE GARDEN STUDIO

19'4 x 13' (5.89m x 3.96m)

Timber framed and insulated, power and lighting, wood flooring, two windows to front aspect, double opening doors. Providing an ideal space for an artist or someone who would like a home gym, or simply a large summer house to entertain.

REAR GARDEN

Decked patio abutting the property and extending down the side to the studio room, impressive area offering ample space to eat al-fresco or entertain, views over the rest of the garden being mainly laid to lawn with established planted borders and beds. The garden enjoys a sunny south-westerly aspect, with sunshine throughout the afternoon to the evening. The garden is very private and secluded, mainly arranged over two main areas, with the largest section being laid to lawn. To the bottom left corner there is a metal shed, this area is ideal for a composting area and greenhouse, canopied patio area with pergola, ideal for entertaining.

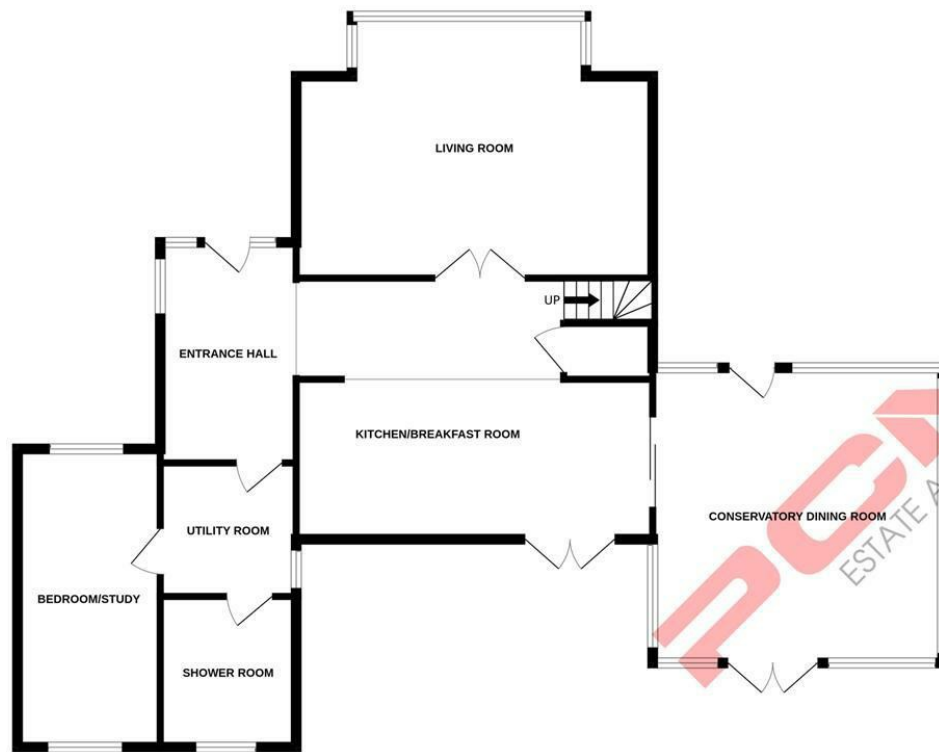
Council Tax Band: D



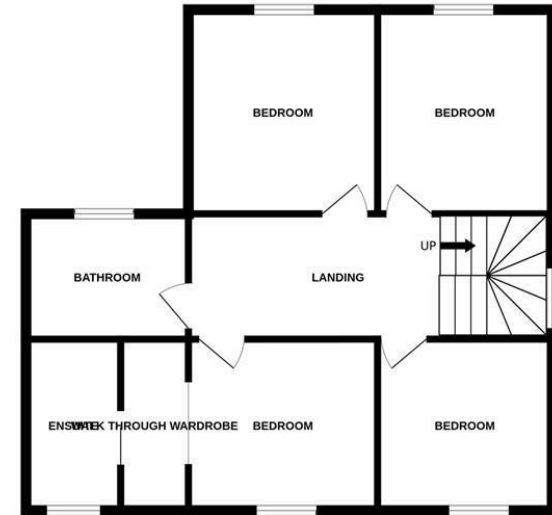




GROUND FLOOR



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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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.