



ESTATE AGENTS

**15B, Cloudesley Road, St Leonards On Sea, TN37 6JW**

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**Price £725,000**

PCM Estate Agents are delighted to present to the market this SUBSTANTIAL and IMPRESSIVE SIX BEDROOM SEMI-DETACHED FAMILY HOME with OFF ROAD PARKING and a PRIVATE REAR GARDEN. The property offers versatile living accommodation and has been EXTENSIVELY RENOVATED throughout to a high standard. Offered to the market CHAIN FREE.

Positioned within this highly sought-after area of St Leonards, close to the popular Bohemia Quarter. The property provides spacious and flexible accommodation ideal for larger families or those seeking multi-generational living. The home boasts SIX GENEROUS SIZED BEDROOMS, several of which benefit from MODERN EN-SUITE SHOWER ROOM's enhancing the comfort and practicality of the property.

The location is particularly convenient, being just a short walk from St Leonards Warrior Square station offering excellent transport links, the beach and seafront, as well as being within easy reach of central St Leonards with a variety of cafe's independent shops and local amenities.

This BEAUTIFULLY RENOVATED and SUBSTANTIAL HOME combines generous living with a highly desirable location. Early viewing is highly recommended, please contact the owners agents now to arrange your viewing and avoid missing out on this exceptional family home.

#### **PRIVATE FRONT DOOR**

Opening into:

#### **SPACIOUS ENTRANCE HALL**

Oak flooring with underfloor heating, wall mounted thermostat, original ceiling cornice, large storage cupboard that could have the potential to be used as a home office, further door to:

#### **RECEPTION ROOM**

13'6 max x 9'9 (4.11m max x 2.97m)

Oak flooring, underfloor heating, wall mounted thermostat, original ceiling cornice, inset ceiling spotlights, double glazed bay window to front aspect with further door opening to:

#### **SEPARATE WC**

Low level dual flush wc, wash hand basin, part tiled walls, tiled flooring with underfloor heating, inset ceiling spotlights, extractor fan.

#### **KITCHEN**

12'9 x 10'8 (3.89m x 3.25m)

Newly fitted with a range of eye and base level units, space and plumbing for washing machine, space for tall fridge freezer, four ring gas hob with extractor above and electric oven below, inset sink with mixer tap, tiled flooring with underfloor heating, wall mounted thermostat, part tiled walls, original ceiling cornice, LED inset ceiling spotlights, double glazed window to rear aspect.

#### **LOWER FLOOR HALL**

With half landing leading to a boiler cupboard housing the wall mounted gas boiler and Megaflo system. To the main hallway there is an under stairs storage cupboard housing the electric consumer unit, door opening to side providing access to the front and rear, further doors to:

#### **BEDROOM**

10'2 x 9'8 max (3.10m x 2.95m max )

Oak flooring with underfloor heating, LED inset ceiling ceiling spotlights, double glazed window to rear aspect, door opening to:

#### **EN-SUITE**

Newly fitted with shower cubicle, low level dual flush wc, wash hand basin with mixer tap and storage beneath, inset ceiling spotlights, extractor fan, tiled walls, tiled flooring, double glazed window to side aspect.

#### **BEDROOM**

17'3 max narrowing to 14'2 max into bay x 13'6 (5.26m max narrowing to 4.32m max into bay x 4.11m)  
Oak flooring with underfloor heating, wall mounted thermostat, inset LED ceiling spotlights, double glazed window to front aspect, door opening to:

#### **EN-SUITE**

Shower cubicle with waterfall style shower head, low level dual flush wc, wash hand basin with mixer tap and storage beneath, tiled walls, tiled flooring, extractor fan, double glazed window to side aspect.

#### **FIRST FLOOR LANDING**

Double glazed frosted window to side aspect, oak flooring with underfloor heating, original ceiling cornice, doors opening to:

#### **BEDROOM**

15'4 max narrowing to 10'4 max into bay x 13'6 (4.67m max narrowing to 3.15m max into bay x 4.11m)

Oak flooring with underfloor heating, original ceiling cornice, LED inset ceiling spotlights, double glazed bay window to front aspect, further door to:

#### **EN-SUITE**

Shower cubicle with waterfall style shower head, low level dual flush wc, wash hand basin with mixer tap and storage below, tiled walls, tiled flooring.

#### **BEDROOM**

13'1 x 7'4 (3.99m x 2.24m)

Oak flooring with underfloor heating, wall mounted thermostat, LED inset ceiling spotlights, two double glazed windows to rear aspect, further door opening to:

#### **EN-SUITE**

Shower cubicle with waterfall style shower head, low level dual flush wc, wash hand basin with mixer tap and storage beneath, part tiled walls, tiled flooring, LED inset ceiling spotlights, extractor fan, frosted double glazed window to side aspect.

#### **FAMILY BATHROOM**

Panelled bath with mixer tap, dual flush wc, wash hand basin with storage beneath, part tiled walls, tiled flooring with underfloor heating, LED inset ceiling spotlights, extractor fan.

#### **SECOND FLOOR LANDING**

Frosted double glazed window to side aspect, oak flooring with underfloor heating, loft hatch, doors to:

#### **BEDROOM**

13'6 x 7'6 max (4.11m x 2.29m max )

Oak flooring with underfloor heating, wall mounted thermostat, LED inset ceiling spotlights, dual aspect with double glazed window to side aspect and a Velux window to rear aspect.

#### **BEDROOM**

14'4 max x 14' max (4.37m max x 4.27m max )

Oak flooring with underfloor heating, LED inset ceiling spotlights, double glazed window to front aspect.

#### **SHOWER ROOM**

Shower cubicle, wash hand basin with storage beneath, low level dual flush wc, tiled walls, tiled flooring with underfloor heating, extractor fan.

#### **OUTSIDE - FRONT**

Off road parking for multiple vehicles, shared footpath access to the front door.

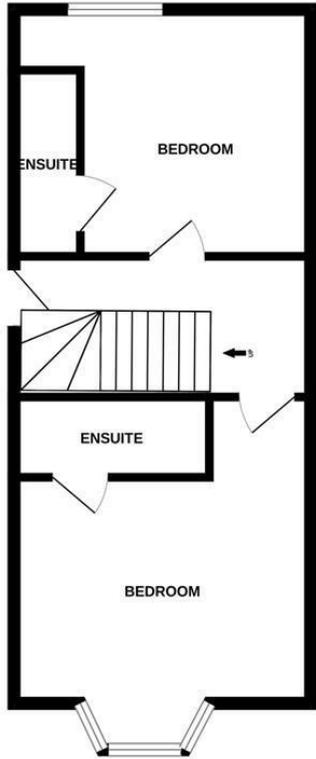
#### **REAR GARDEN**

A section of rear garden being mainly laid to lawn (not yet separated from neighbouring property - this will be done prior to completion).

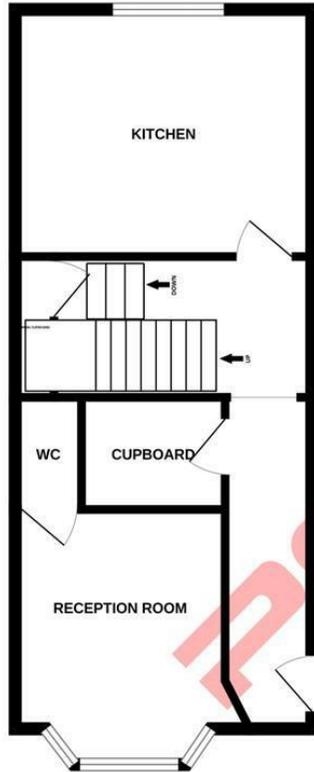
Council Tax Band: D



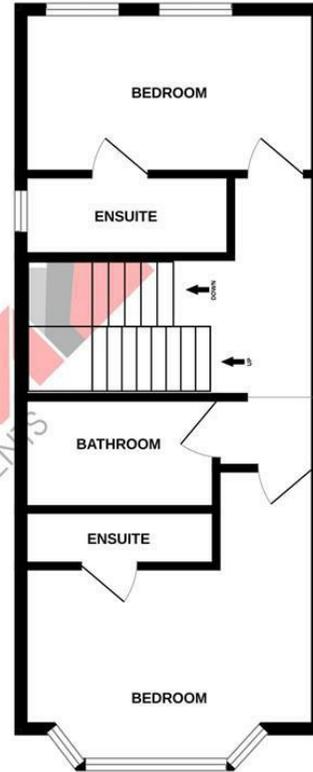
BASEMENT



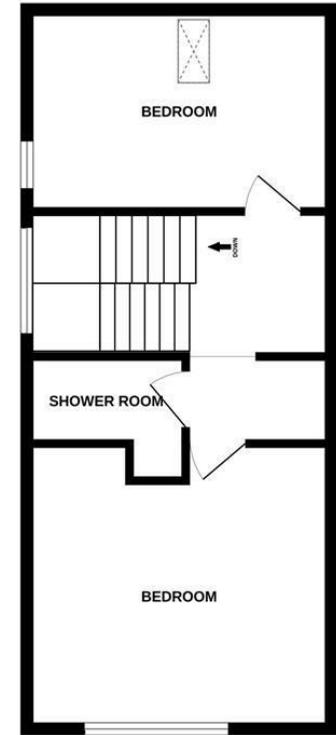
GROUND FLOOR



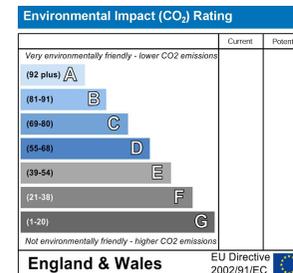
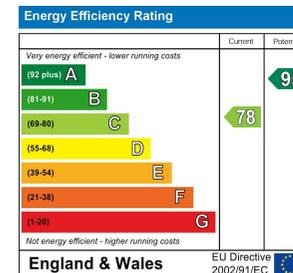
1ST FLOOR



2ND 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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