



ESTATE AGENTS

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**Price £625,000**

PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this FIVE/ SIX BEDROOM DETACHED DOUBLE FRONTED MODERN FAMILY HOME, positioned in a quiet cul-de-sac location with a LARGE GARDEN and a DETACHED DOUBLE GARAGE.

Offered to the market with modern comforts including gas fired central heating and double glazing. The accommodation is adaptable and well-presented comprising a spacious entrance hall, lounge, separate DINING ROOM, KITCHEN-BREAKFAST ROOM with INTEGRATED APPLIANCES, UTILITY ROOM, conservatory, ground floor STUDY/ OPTIONAL SIXTH BEDROOM. Upstairs, the galleried landing provides access to TWO EN SUITE DOUBLE BEDROOMS in addition to THREE FURTHER DOUBLE BEDROOMS and a family bathroom.

There is a driveway to the front providing OFF ROAD PARKING for two vehicles side by side and the aforementioned DETACHED DOUBLE GARAGE. The GARDEN is a lovely size and FAMILY FRIENDLY with several seating areas offering ample outdoor space to eat al-fresco, entertain or for families with children to play. Incorporated within the sale is a HOT TUB and rear gated access into a small area of woodland.

Located within easy reach of popular schooling establishments, nearby link roads leading to nearby Hastings, Bexhill and Battle, whilst having a range of amenities within the area. Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening into:

#### **SPACIOUS AND WELCOMING ENTRANCE HALL**

Stairs rising to upper floor accommodation, under stairs storage cupboard, coving to ceiling, radiator, telephone point, double glazed window to side aspect, doors opening to:

#### **DOWNSTAIRS WC**

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, partially aquaborded walls, tiled flooring, heated towel rail, double glazed window to side aspect.

#### **LIVING ROOM**

17'11 max x 14'1 max narrowing to 12'1 (5.46m max x 4.29m max narrowing to 3.68m)

Coving to ceiling, radiator, television point, fireplace with marble surround and hearth, inset gas living flame fire, two radiators, double glazed French doors with windows with side providing a pleasant outlook and access onto the lovely garden.

#### **FORMAL DINING ROOM**

11'3 x 10'4 (3.43m x 3.15m)

Coving to ceiling, radiator, two double glazed windows to front aspect.

#### **STUDY/ OPTIONAL BEDROOM**

10'7 x 7'2 (3.23m x 2.18m)

Radiator, two double glazed windows to front aspect.

#### **KITCHEN-BREAKFAST ROOM**

16'3 x 13'3 (4.95m x 4.04m)

Modern and fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces and matching upstands over, island offering addition built in storage as well as serving as a breakfast bar seating area, pull out waste disposal, five ring gas hob with fitted cooker hood over, waist level double oven and grill, integrated appliances include dishwasher, tall fridge freezer, pull out larder style space saving cupboards, integrated Bosch microwave, inset resin one & ½ bowl drainer-sink with mixer tap, wall mounted cupboard concealed boiler, under cupboard lighting, double glazed window with French doors to rear aspect having views and access into the conservatory, open plan to:

#### **UTILITY**

10'2 x 7'6 (3.10m x 2.29m)

Further range of fitted wall mounted cupboards with soft close hinges, offering additional practical storage space, space and plumbing for washing machine and tumble dryer set beneath kitchen worksurface with matching upstand, additional resin sink with mixer tap, wall mounted vertical radiator, double glazed window to rear aspect with lovely views onto the garden.

### **CONSERVATORY**

16'10 x 15'4 (5.13m x 4.67m)

Part brick construction with apex polycarbonate roof, UPVC double glazed windows, double glazed French doors to side elevation having pleasant views and access to the garden, wall mounted electric panel radiators, lighting, wood laminate flooring, television point.

### **GALLERIED LANDING**

Radiator, loft hatch providing access to loft space, airing cupboard with shelving, doors opening to:

### **MASTER BEDROOM**

12'5 x 12'2 onto fitted wardrobe (3.78m x 3.71m onto fitted wardrobe)

Fitted wardrobes with a combination of mirrored and standard sliding doors, radiator, television point, two double glazed windows to rear aspect with views onto the garden, door to:

### **EN SUITE**

Luxury suite with a large walk in Mira shower, rain style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, practical built in storage, partially aquaborded walls, tile effect laminate flooring, heated towel rail, down lights, extractor for ventilation, double glazed window with obscured glass to rear aspect.

### **BEDROOM**

10'1 x 9'7 (3.07m x 2.92m)

Radiator, double glazed windows to front aspect, door to:

### **EN SUITE**

Corner walk in shower, vanity enclosed wash hand basin with chrome mixer tap, concealed cistern dual flush low level wc, down lights, extractor for ventilation, heated towel rail, aquaborded walls, tile effect laminate flooring.

### **BEDROOM**

12'6 x 12'2 (3.81m x 3.71m)

Radiator, two double glazed windows to front aspect.

### **BEDROOM**

12' x 11'1 (3.66m x 3.38m )

Radiator, two double glazed windows to rear aspect.

### **BEDROOM**

11'3 narrowing to 8'7 x 8'9 (3.43m narrowing to 2.62m x 2.67m )

Radiator, two double glazed windows to front aspect.

### **FAMILY BATHROOM**

Panelled bath with mixer tap and shower over bath, concealed cistern low level wc, vanity enclosed wash hand basin with mixer tap, heated towel rail, partially aquaborded walls, wood effect flooring, down lights, extractor for ventilation, obscured glass window to rear aspect.

### **OUTSIDE - FRONT**

Double fronted with a central path leading to the front door, manicured lawns to either side of the path, double driveway to side providing off road parking for two vehicles side by side and also access to:

### **DETACHED DOUBLE GARAGE**

16'9 x 16'7 (5.11m x 5.05m)

Twin up and over doors, apex roof with potential storage in the rafters, power and light, double glazed personal door to the garden.

### **REAR GARDEN**

Relatively level and family friendly, pleasant leafy backdrop, patio abutting the property and wrapping around the side elevation, offering ample outdoor space for patio furniture to sit out, eat al-fresco, entertain or have a quiet moment whilst enjoying the lovely outlook. There are also a few steps down to a hot tub area. This gives way to a section of lawn. At the bottom of the garden there is a further composite decked patio seating area. There is also a personal door providing access to the double garage, external power points, planted borders and rear gated access into a small area of woodland.

Council Tax Band: F

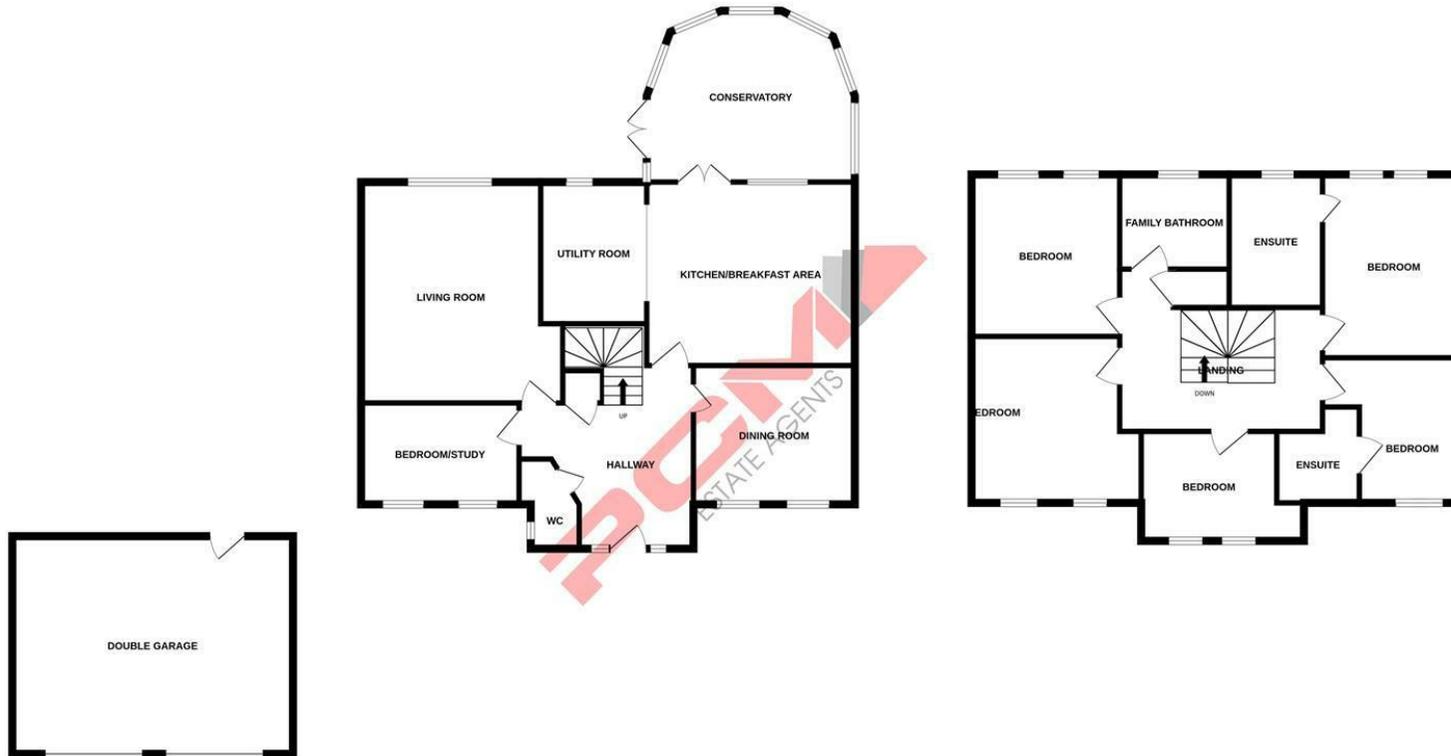






GROUND FLOOR

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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.