



ESTATE AGENTS

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9SZ**

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**Guide Price £550,000**

**\*\* GUIDE PRICE £550,000 TO £575,000 \*\***

PCM Estate Agents are delighted to present to the market this well-presented FIVE/ SIX BEDROOM DETACHED FAMILY HOME with TWO EN-SUITES, DOUBLE GARAGE and OFF ROAD PARKING, offering an excellent opportunity to secure a SPACIOUS PROPERTY in the highly sought-after West St Leonards area, conveniently located close to local schooling.

Accommodation comprises a generous entrance hall, 18ft lounge, DINING ROOM, KITCHEN-BREAKFAST ROOM with direct access to the garden, UTILITY ROOM, DOWNSTAIRS WC and STUDY/ SIXTH BEDROOM. To the first floor there are FIVE BEDROOMS, two of which have EN-SUITE'S in addition to a separate family bathroom. Externally the property enjoys a FAMILY FRIENDLY REAR GARDEN, DOUBLE GARAGE and OFF ROAD PARKING for multiple vehicles.

Viewing comes highly recommended for those seeking a SUBSTANTIAL FAMILY HOME in a quiet cul-de-sac location. Please contact the owners agents now to arrange your viewing and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening into:

#### **SPACIOUS ENTRANCE HALL**

Storage cupboard with shelving space for shoes, radiator, wall mounted thermostat, alarm system, doors opening to:

#### **DOWNSTAIRS WC**

Wash hand basin with storage beneath and vanity mirror above, wc, radiator, extractor fan.

#### **LOUNGE**

18'7 x 12'6 (5.66m x 3.81m)

Log burner, two radiators, dual aspect with double glazed windows to side and front aspects, double doors opening to:

#### **DINING ROOM**

11'4 x 11'2 (3.45m x 3.40m)

Radiator, double glazed window to rear aspect, door to:

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

19'4 x 10'9 (5.89m x 3.28m)

Comprising a range of eye and base level units with ample countertop space, including separate breakfast bar, four ring gas hob with extractor above, electric double oven, space for American style fridge freezer, space and plumbing for dishwasher, stainless steel sink with mixer tap, under stairs storage cupboard, part tiled walls, modern vertical wall-mounted radiator, double glazed window to rear aspect, double glazed patio doors to the rear garden and further door to:

#### **UTILITY ROOM**

7'2 x 6' (2.18m x 1.83m)

Comprising a range of eye and base level units, space and plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap, cupboard housing the wall mounted boiler, radiator, alarm system, electric consumer unit, door to side aspect providing access to the rear garden.

#### **STUDY**

9'5 x 8'2 (2.87m x 2.49m)

Radiator, double glazed window to front aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, airing cupboard housing the hot water Megaflo system with additional shelving above, doors to:

#### **MASTER BEDROOM**

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

Two built-in wardrobes with hanging space and additional shelving, radiator, double glazed window to front aspect, door to:

#### **EN-SUITE**

Comprising a panelled bath with mixer tap, separate walk-in shower cubicle with waterfall style shower head, wash hand basin with storage beneath and vanity mirror above, wc, heated towel rail, extractor fan, frosted double glazed window to side aspect.

#### **BEDROOM TWO**

10'8 x 10'9 (3.25m x 3.28m)

Two built in wardrobes with hanging space and shelving above, radiator, double glazed window to rear aspect, door to:

#### **EN-SUITE**

Shower, wc, wash hand basin, shaver point, radiator, frosted double glazed window to side aspect.

#### **BEDROOM THREE**

10'8 x 9'6 (3.25m x 2.90m)

Radiator, double glazed window to front aspect.

#### **BEDROOM FOUR**

10'9 x 9'1 (3.28m x 2.77m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM FIVE**

8'9 x 7'7 (2.67m x 2.31m)

(Currently used as a craft room)

Radiator, double glazed window to rear aspect.

#### **FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment, wash hand basin, wc, radiator, frosted double glazed window to front aspect.

#### **OUTSIDE - FRONT**

Side access to the rear, dropped kerb providing off road parking for multiple vehicles, leading to:

#### **DOUBLE GARAGE**

17'3 x 16' (5.26m x 4.88m)

Twin up and over doors, power and light, electric consumer unit, opening to an additional area of storage in the rafters.

#### **REAR GARDEN**

Good sized area of patio providing ample space for dining and entertaining, area of lawn, raised planting beds to the side and rear of the property, wooden shed, gated side access to front, personal door to the double garage.

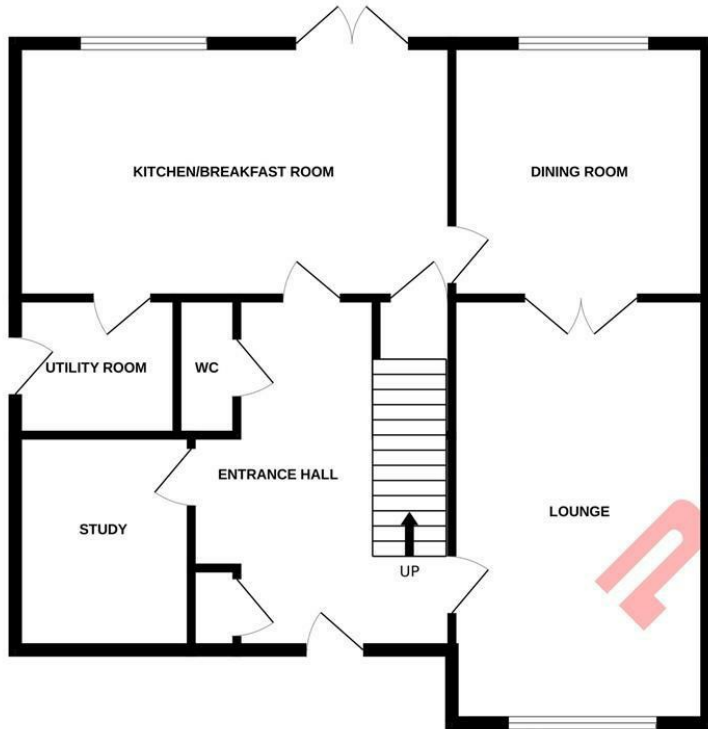
Council Tax Band: F







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	
	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>86</b>
	<b>75</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
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.