



ESTATE AGENTS

23, Sandwich Drive, St. Leonards-On-Sea, TN38 0XJ

Web: www.pcmeestateagents.co.uk
Tel: 01424 839111

Price £475,000

A FIVE BEDROOM DETACHED HOUSE located in a sought-after and quiet cul-de-sac within West St Leonards, offering extremely spacious and VERSATILE ACCOMODATION throughout. Located within easy reach of local schooling in addition to West St Leonards railway station and seafront.

The property is considered an IDEAL FAMILY HOME and offers accommodation comprising a porch, hallway, lounge, DINING ROOM leading onto a CONSERVATORY, kitchen, INTEGRAL GARAGE, DOWNSTAIRS WC, first floor landing, FIVE BEDROOMS with the master boasting its own EN SUITE in addition to a vaulted ceiling and JULIETTE BALCONY to the front offering pleasant views, and a family bathroom. Externally the property enjoys a PRIVATE REAR GARDEN which extends to a GOOD SIZE, whilst to the front there is a garden and DRIVEWAY leading to the aforementioned GARAGE.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Double glazed window to front aspect, door to:

HALLWAY

Radiator.

CLOAKROOM

Dual flush wc, wash hand basin with tiled splashback, extractor fan.

LOUNGE

17'4 x 14'2 max (5.28m x 4.32m max)

Double glazed window to front aspect, radiator, doorway to:

DINING ROOM

17'2 x 8'6 (5.23m x 2.59m)

Stairs rising to first floor accommodation, double glazed window to rear aspect, double doors leading to conservatory, open plan to:

KITCHEN

11'2 x 10'9 (3.40m x 3.28m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, inset one & ½ bowl ceramic inset sink with mixer tap, space for fridge, space and plumbing for washing machine and dishwasher, radiator, double glazed window to rear aspect overlooking the garden, door leading to garage.

CONSERVATORY

14'4 x 9'2 (4.37m x 2.79m)

Double glazed windows to both rear and side aspects overlooking the garden, double doors to side aspect leading out to the garden.

FIRST FLOOR LANDING

Spacious with loft hatch.

MASTER BEDROOM

14'6 x 11'2 (4.42m x 3.40m)

Vaulted ceiling and double doors with Juliette balcony to the front aspect enjoying a pleasant outlook, two built in wardrobes, radiator, leading to:

EN SUITE

8'5 x 3'9 (2.57m x 1.14m)

Walk in double shower with shower screen, wash hand basin, wc, chrome ladder style radiator, tiled walls, extractor fan, double glazed obscured window to side aspect.

BEDROOM

11'2 x 8'1 (3.40m x 2.46m)

Double glazed window to rear aspect, radiator.

BEDROOM

12'11 x 11' max (3.94m x 3.35m max)

Double glazed window to rear aspect, radiator.

BEDROOM

13'1 x 11' max (3.99m x 3.35m max)

Double glazed window to front aspect, radiator.

BEDROOM

7'9 x 6'7 (2.36m x 2.01m)

Double glazed window to front aspect, radiator.

BATHROOM

7'9 max x 7'5 max (2.36m max x 2.26m max)

Corner bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, part tiled walls, built in airing cupboard, double glazed obscured window to rear aspect.

REAR GARDEN

Private and extending to a good size with a decked area abutting the property, ideal for seating and entertaining. The rest of the garden is mainly laid to lawn with a range of mature shrubs, plants and trees.

OUTSIDE - FRONT

Laid to lawn with a driveway leading to:

GARAGE

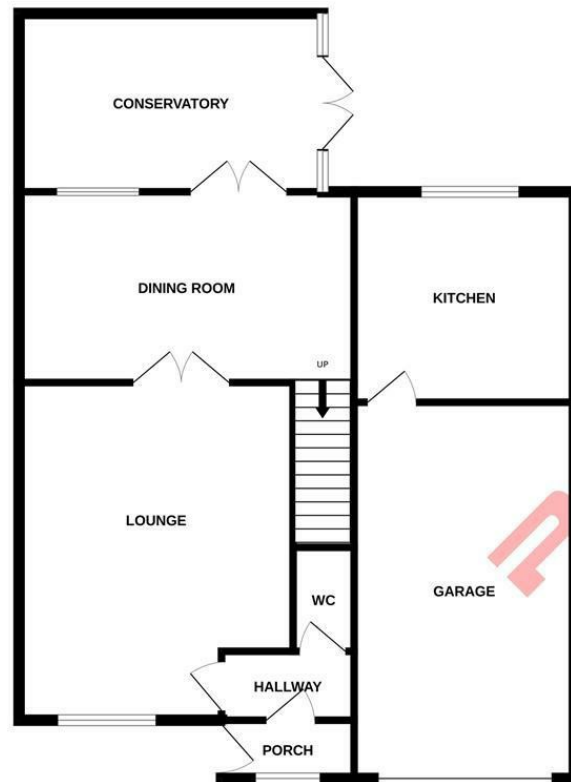
19'4 x 11'4 (5.89m x 3.45m)

Spacious with high ceilings, up and over electric door, power and lighting, internal door leading to kitchen.

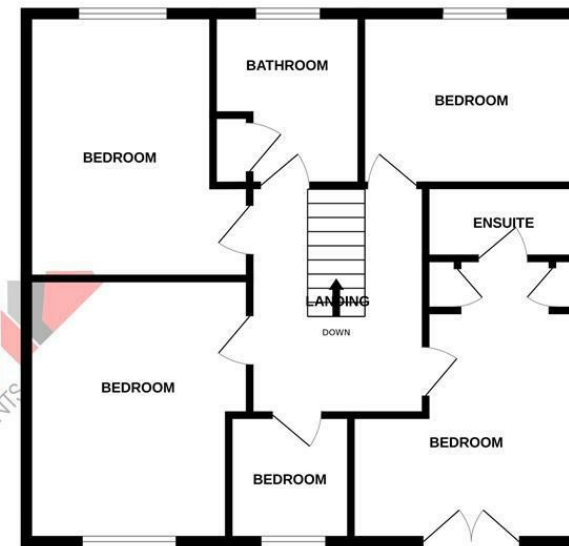
Council Tax Band: D



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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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.

| 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 | |