



**6, St. Kitts Close, St. Leonards-On-Sea, TN37 7TB**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £850,000**

PCM proudly presents a rare opportunity to acquire this SUPERB EXECUTIVE STYLE DETACHED, THREE STOREY, SIX BEDROOM, FOUR RECEPTION ROOM, SIX BATHROOM FAMILY HOME. Nestled in an exclusive private cul-de-sac comprising just five other homes, this STUNNING PROPERTY offers an exceptional blend of space, modern comfort, and privacy, ideal for contemporary family living.

The property boasts an attached DOUBLE GARAGE with electric doors and a substantial block-paved driveway behind gated access, providing ample OFF ROAD PARKING. A WRAP AROUND GARDEN extends to the rear and side elevations, predominantly laid to lawn with a patio and seating area, offering a private outdoor retreat. Modern comforts include gas-fired central heating, double-glazed windows and a sprinkler system.

Step inside through the inviting entrance hall, where you are greeted by a spacious and well-designed layout. The GENEROUS LIVING ROOM boasts garden views, while the SEPARATE DINING ROOM provides an ideal space for entertaining. The WELL-EQUIPPED KITCHEN-BREAKFAST ROOM includes ample storage and preparation space, complemented by a practical UTILITY ROOM. Completing the ground floor are a convenient DOWNSTAIRS WC, TWO VERSATILE RECEPTION ROOMS (perfect for use as a study, craft room, or playroom), and a ground-floor bedroom, adding flexibility for guests or multi-generational living.

Ascending to the first floor, a spacious landing leads to FOUR IMPRESSIVE EN-SUITE BEDROOMS, a FIFTH BEDROOM, and a LUXURIOUS FAMILY BATHROOM complete with both bath and shower facilities. The second floor features a SIXTH BEDROOM and an additional SHOWER ROOM, along with two walk-in loft areas providing extensive storage space, a rare and practical addition to any modern home.

To the front, the gated block-paved driveway ensures privacy and AMPLE PARKING, while the WRAP AROUND GARDEN to the rear and side elevations offers plenty of private outdoor space perfect for family gatherings, entertaining, or relaxing.

Situated in a highly sought-after St Leonards location, this home is perfectly positioned within easy reach of popular schools, local amenities, and key access routes to the nearby towns of Battle, Bexhill, and Hastings.

This exquisite property truly offers the perfect blend of style, comfort, and functionality, making it an EXCEPTIONAL FAMILY HOME in one of St Leonards' most desirable areas. Early viewing is highly recommended to fully appreciate the scale and quality of accommodation on offer.

#### **LEVEL ACCESS**

Double glazed front door opening onto:

#### **SPACIOUS ENTRANCE HALL**

Stairs rising to upper floor accommodation, oak flooring, radiator, wall mounted security alarm pad, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, radiator, double glazed window to front aspect.

#### **DOWNSTAIRS WC**

Dual flush low level wc, wall mounted wash hand basin with chrome mixer tap, part tiled walls, oak flooring, radiator, down lights, double glazed obscured glass window to front aspect.

#### **LIVING ROOM**

17'9 x 17'78 (5.41m x 5.18m)

Two radiators, wood flooring, down lights, television points, stone fireplace, dual aspect with double glazed window to side and double glazed French doors to rear aspect enjoying a pleasant outlook and access to the garden.

#### **INNER HALL**

9'4 x 3'4 (2.84m x 1.02m)

Radiator, down lights, providing access to the utility room, study and opens up onto:

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

17'2 x 13'9 (5.23m x 4.19m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having granite worktops and matching upstands. A central island provides a focal point for this impressive space, currently used as a breakfast bar and a practical storage space. Five ring gas hob with fitted cooker hood over and tiled splashback, waist level oven and separate grill, additional oven, space for an American style fridge freezer, integrated wine chiller, integrated dishwasher, sunken one & ½ bowl drainer-sink unit with mixer tap and waste disposal unit, spotlights, under counter lighting, tiled flooring, door providing access to dining room, double glazed window to side aspect, French doors with windows either side providing access and a pleasant outlook onto the landscaped garden.

#### **UTILITY**

10'2 x 8'4 (3.10m x 2.54m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, space and plumbing for washing machine and tumble dryer, inset drainer-sink unit with mixer tap, ceramic polished style flooring, radiator, spotlights, door to large storage cupboard housing the wall mounted boiler and the consumer unit for the electrics, double glazed window to side aspect.

#### **DINING ROOM**

14'8 x 11'1 (4.47m x 3.38m)

Oak flooring, down lights, radiator, double glazed window to rear aspect with pleasant views onto the garden, return door to entrance hall.

#### **STUDY/ CRAFT ROOM**

14'3 x 10'8 (4.34m x 3.25m)

Oak flooring, radiator, down lights, double glazed window to side/ front aspect.

#### **RECEPTION ROOM/ OPTIONAL BEDROOM**

13'9 x 12'9 (4.19m x 3.89m)

Oak flooring, down lights, radiator, double glazed bay window to front aspect.

**FIRST FLOOR LANDING**

Spacious, stairs rising to the second floor, two radiators, cupboard housing Megaflow System, thermostat control for gas fired central heating, down lights, double glazed window to front aspect.

**BEDROOM**

15'5 x 12'6 (4.70m x 3.81m)

Inset down lights, two radiators, two double glazed windows to front aspect, door to:

**EN SUITE**

Walk in shower, concealed cistern dual flush low level wc, bidet with chrome mixer tap, wash hand basin with chrome mixer tap, part tiled walls, shaver point, tiled flooring, ladder style heated towel rail, down lights, extractor for ventilation, built in storage, double glazed window to side aspect.

**BEDROOM**

15'10 x 9'6 (4.83m x 2.90m)

Down lights, radiator, double glazed window to rear aspect, door to:

**EN SUITE**

Corner walk in shower enclosure, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, part tiled walls, extractor fan for ventilation, down lights, tiled flooring, double glazed window with obscured glass to rear aspect.

**BEDROOM**

15'5 x 9'11 (4.70m x 3.02m)

Down lights, radiator, double glazed window to rear aspect, door to:

**EN SUITE**

Corner walk in shower enclosure, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, ladder style heated towel rail, part tiled walls, oak flooring, down lights, extractor fan for ventilation, double glazed obscured glass window to rear aspect.

**BEDROOM**

13'7 x 9'5 (4.14m x 2.87m)

Down lights, radiator, double glazed window to rear aspect, door to:

**BEDROOM**

15'1 x 10'9 (4.60m x 3.28m)

Down lights, radiator, double glazed window to front/ side aspect.

**EN SUITE**

Corner walk in shower, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, part tiled walls, tiled flooring, ladder style heated towel rail, down lights, extractor for ventilation, double glazed obscured glass window to side aspect.

**BATHROOM**

Panelled bath with chrome mixer tap, separate walk in shower enclosure, concealed cistern dual flush low level wc, bidet with chrome mixer tap, vanity enclosed wash hand basin with chrome mixer tap, built in storage, part tiled walls, tiled flooring, down lights, extractor fan for ventilation, ladder style heated towel rail, shaver point, double glazed obscured glass window to side aspect.

**SECOND FLOOR LANDING**

Velux window and down lights.

**BEDROOM**

18' x 13'1 (5.49m x 3.99m)

Down lights, radiator, three Velux windows, access to walk in loft area with additional storage space.

**SHOWER ROOM**

Corner walk in shower, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, tiled flooring, part tiled walls, radiator, large built in storage cupboard, access to an additional loft space and Velux window.

**FRONT GARDEN**

Block paved drive providing off road parking for multiple vehicles with gated access, power points and security lighting.

**DOUBLE GARAGE**

19'1 x 18'4 (5.82m x 5.59m)

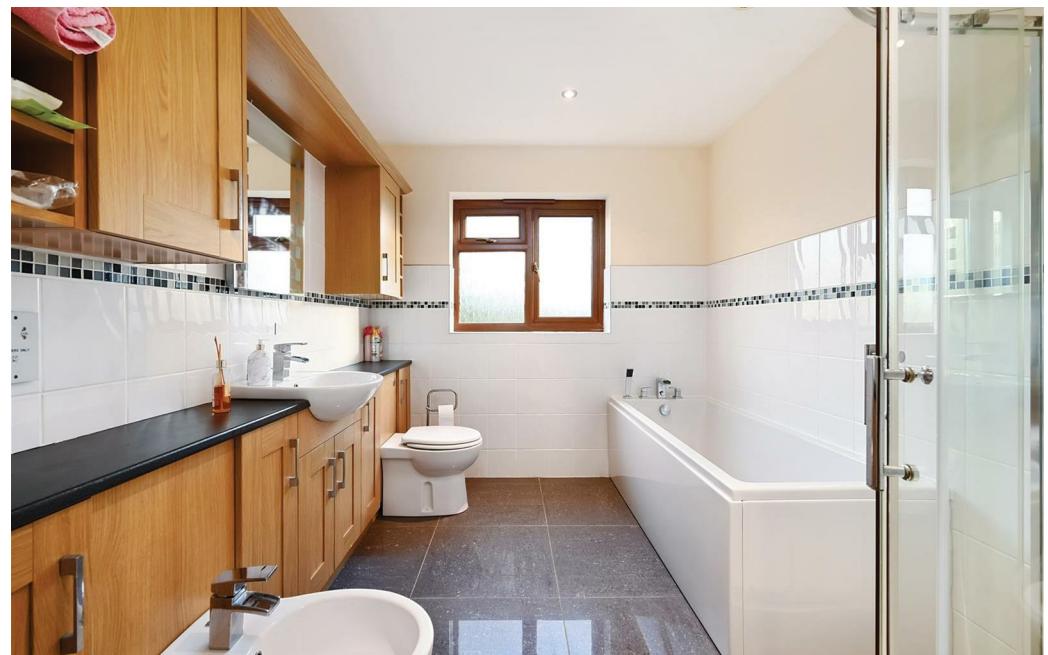
Two electric up and over doors, power and light, double glazed personal door opening to the garden, apex roof offering additional storage space in the rafters.

**REAR GARDEN**

Decked patio abutting the property and wrapping around the side elevation to a veranda with wooden safety balustrade, additional storage space, section of lawn, plenty of space for entertaining, well-planted with a variety of mature shrubs and plants, power points, security lighting and potting shed. The garden enjoys a pleasant aspect.

Council Tax Band: G



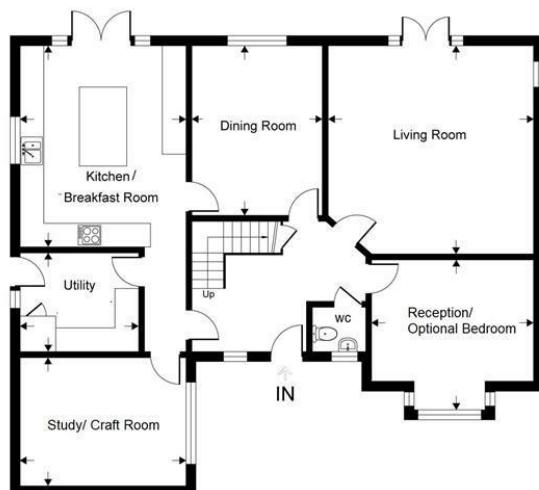
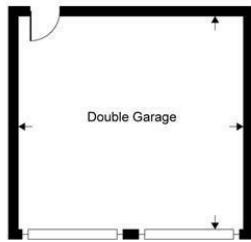




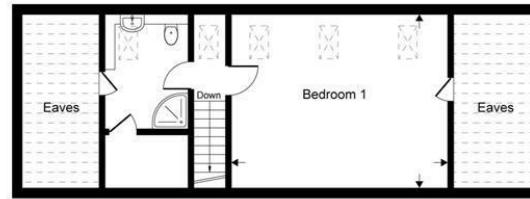


## St. Kitts Close, TN37

Approximate Gross Internal Area = 284.5 sq m / 3063 sq ft  
 Approximate Garage Internal Area = 31.7 sq m / 342 sq ft  
 Approximate Total Internal Area = 316.2 sq m / 3405 sq ft  
 (excludes restricted head height)



Ground Floor



Second Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.