



ESTATE AGENTS

33, Filsham Road, St. Leonards-On-Sea, TN38 0PA

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

Price £650,000

PCM Estate Agents are delighted to present a RARE and EXCEPTIONAL OPPORTUNITY to acquire this distinctive, DETACHED MODERN FAMILY HOME, boasting FOUR GENEROUS DOUBLE BEDROOMS, nestled in the sought-after West St. Leonards area.

The property is approached by a BLOCK PAVED DRIVEWAY, providing AMPLE OFF ROAD PARKING, while the BEAUTIFULLY MAINTAINED GARDENS that wrap around the front, side, and rear, offering both privacy and a SERENE OUTDOOR space.

Internally, the home is thoughtfully arranged over split levels. Upon entry, you are greeted by a welcoming hallway with built-in storage, a convenient GROUND FLOOR CLOAKROOM, and a striking OCTAGONAL LIVING ROOM with French doors opening to the enclosed front garden. The OPEN PLAN KITCHEN-DINING-FAMILY ROOM area is a true HEART OF THE HOME, triple-aspect with a lantern ceiling, underfloor heating, and abundant natural light.

On the lower level, a spacious STUDIO/ HOME OFFICE and a separate UTILITY ROOM offer versatile living options. Ascending to the first floor half landing there are TWO DOUBLE BEDROOMS along with a beautifully appointed family bathroom.

Ascending to the first floor GALLERIED LANDING you'll find the MASTER BEDROOM which commands attention with its OCTAGONAL DESIGN, a WALK-IN DRESSING ROOM, and a LUXURIOUS EN-SUITE. Complementing this, a FURTHER BEDROOM completes the first-floor accommodation. With gas-fired central heating, double glazing, and a PRIME CORNER PLOT adorned with a copper beech hedge, this home offers privacy.

SECURE GATED ACCESS and multiple outdoor spaces provide the perfect setting for alfresco dining and relaxation. Ideally located within easy reach of West St. Leonards train station, the seafront promenade, and well-regarded local schools, this is a rare chance to secure a contemporary, immaculate family home in a prime location.

Contact us today to arrange your viewing.

COVERED PORCH

Featuring outside courtesy lighting and a panelled glazed door leading into:

SPLIT LEVEL RECEPTION HALL

An impressive entrance featuring a galleried landing above, creating an immediate sense of space and light.

CLOAKROOM

Comprising a low-level WC and a contemporary circular bowl sink with mixer tap. Finished with an obscured window to the side elevation.

OCTAGONAL SITTING ROOM

15'7 x 15'8 (4.75m x 4.78m)

A unique and elegant principal reception room boasting a triple aspect with panoramic views of the gardens. Features a central real-flame gas fire as a focal point.

UTILITY ROOM

9' x 5' (2.74m x 1.52m)

Equipped with a range of wall-mounted cabinetry and work surfaces with dedicated plumbing and space for appliances. Includes a tiled floor, side-aspect window, and access to a generous under-stairs storage cupboard.

STUDIO/ HOME OFFICE

24'9 x 9'9 (7.54m x 2.97m)

A versatile, double-aspect room with French doors opening onto the patio and gardens. This space includes plumbing for an en-suite, offering excellent potential for use as a self-contained guest suite or professional workspace.

OPEN PLAN KITCHEN-DINING-FAMILY ROOM

28'7 x 15'1 (8.71m x 4.60m)

A spectacular vaulted living space flooded with natural light via a triple aspect and a glazed roof lantern, underfloor heating. The kitchen is finished with granite work surfaces, a central island, and integrated appliances. Sliding doors provide seamless access to the decked terrace and gardens.

HALF LANDING

Rising from the reception hall and leading to:

GALLERIED LANDING

A striking feature overlooking the entrance hall, providing access to all first-floor accommodation and the loft space.

MASTER SUITE

15' 7 x 15' 8 (4.57m x 4.57m x 4.57m 2.44m)

An expansive principal bedroom enjoying a triple aspect, leading through to:

DRESSING ROOM

8' 4 x 4' 7 (2.44m x 1.22m x 1.22m 2.13m)

Fitted with two large double wardrobes.

EN-SUITE

12' x 6' 6 (3.66m x 1.83m 1.83m)

Featuring a large walk-in shower, vanity unit with illuminated mirror, and heated towel rail.

BEDROOM

10'10 x 8'10 (3.30m x 2.69m)

Affording far-reaching views and benefiting from a large fitted double wardrobe with integrated hanging and shelving.

BEDROOM

11'6 x 9'9 (3.51m x 2.97m)

A well-proportioned double bedroom with a large window overlooking the rear elevation.

BEDROOM

13' x 9'9 (3.96m x 2.97m)

Positioned to the front of the property with a bright, airy outlook.

FAMILY BATHROOM

9' x 7' (2.74m x 2.13m)

A modern suite featuring a P-shaped bath with integrated shower and screen, vanity washbasin, heated towel rail, and low-level WC. Finished with tiled walls and flooring.

DRIVEWAY AND APPROACH

The property is approached via a secure gated entrance opening onto a block-paved driveway. This continues to a further paved area at the side, providing convenient access to the covered porch and principal entrance.

FRONT GARDENS

The front of the residence features a wrap-around gravel pathway interspersed with manicured lawn sections, all privately enclosed by mature hedging and timber fencing. A highlight of the frontage is a bespoke sunken gravel garden, thoughtfully landscaped with a variety of established shrubs and specimen trees.

REAR TERRACE AND GROUNDS

To the rear, an elevated timber-decked terrace offers an exceptional vantage point to enjoy the far-reaching panoramic views. This space serves as an ideal alfresco entertaining area with steps leading down to the main gardens.

LOWER GARDENS & STUDIO ACCESS

A dedicated pathway connects the upper grounds to the lower garden level, providing direct access to the versatile Office / Studio / Guest Suite. The rear grounds are beautifully landscaped with further areas of lawn, vibrant planted borders, and additional patio and decked seating areas designed to follow the sun throughout the day.

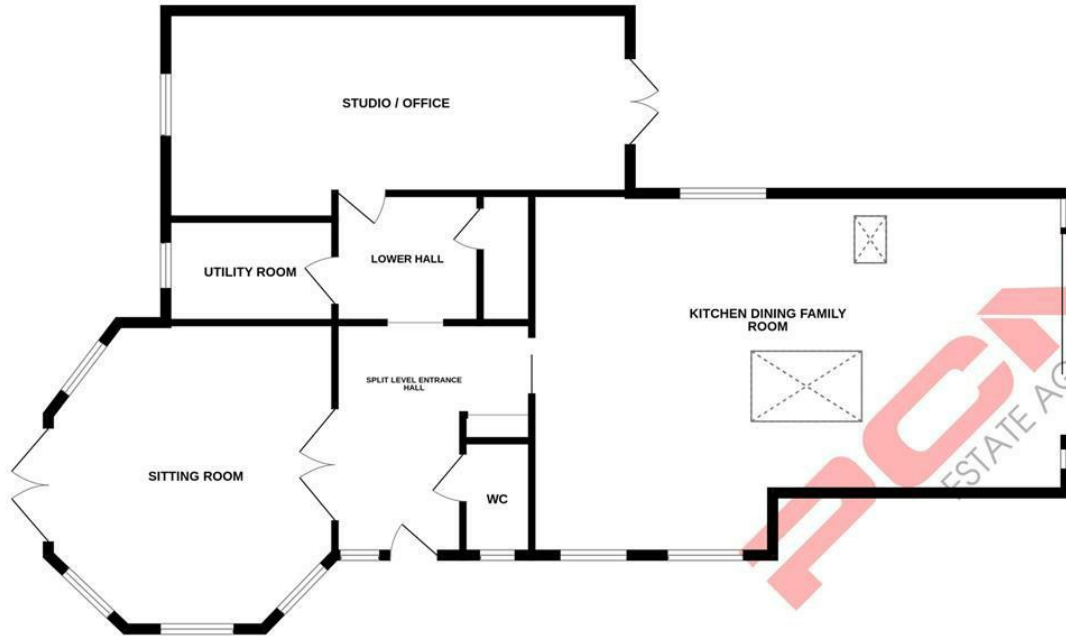
Council Tax Band: F



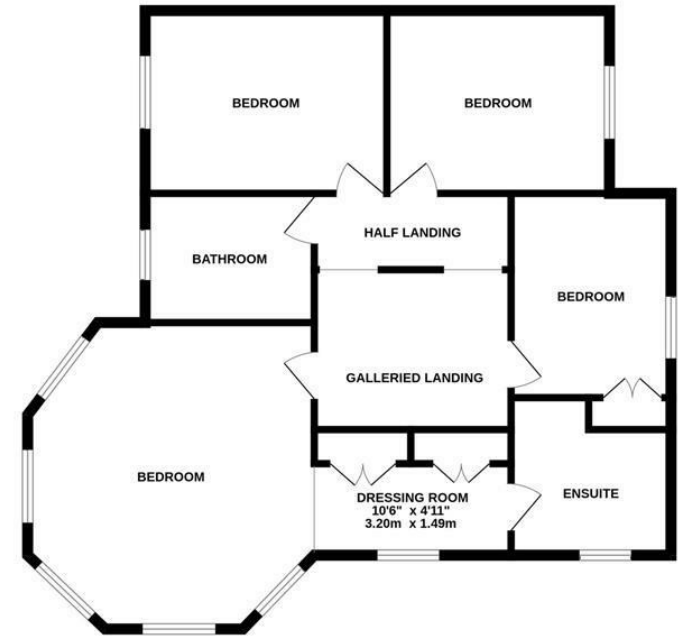




GROUND FLOOR



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) 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		75	81
England & Wales			

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			
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.