



ESTATE AGENTS

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Price £475,000

PCM Estate Agents are delighted to present to the market this excellent opportunity to secure a SPACIOUS FIVE BEDROOM SPLIT LEVEL DETACHED FAMILY HOME, complete with an INTEGRAL GARAGE and a PRIVATE GARDEN.

The property offers well-proportioned and VERSATILE ACCOMMODATION throughout. Upon entering you are welcomed by an entrance hall providing ample space for coats and shoes, a SPLIT-LEVEL LOUNGE-DINING ROOM creating an ideal space for relaxing and entertaining, and a MODERN FITTED KITCHEN. There is a half-landing with access to TWO BEDROOMS and a SHOWER ROOM, whilst to the first floor there are THREE ADDITIONAL BEDROOMS all with BUILT IN WARDROBES, and two of which benefitting from an EN-SUITE SHOWER ROOMS. The property is TASTEFULLY DECORATED throughout and provides a GENEROUS LIVING SPACE, making it an ideal choice for growing families.

The property is set back from the road and provides OFF ROAD PARKING for multiple vehicles leading to an INTEGRAL GARAGE with electric roller door. Additional benefits include gas fired central heating and double glazing.

Conveniently positioned close to popular schooling establishments and a large range of local amenities.

Early viewing is highly recommended to fully appreciate the space and accommodation on offer. Please contact the owners agents now to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Tiled flooring, radiator, under stairs storage cupboard, door opening to the split level lounge-dine and further door to kitchen.

DINING AREA

13'4 x 11'8 (4.06m x 3.56m)

Tiled flooring, radiator, double glazed window to front aspect, steps rising to:

LOUNGE

14'6 x 13'9 (4.42m x 4.19m)

Wood laminate flooring, feature gas fireplace with stone hearth and stone surround, two vertical radiators, down lights, double glazed sliding door opening to the rear garden.

KITCHEN-BREAKFAST ROOM

12'6 x 9'7 (3.81m x 2.92m)

Comprising a range of eye and base level units, ample countertop space, integrated four ring gas hob with extractor above, electric double oven, integrated fridge freezer, integrated dishwasher, inset one ½ bowl stainless steel sink with mixer tap, additional breakfast bar space with additional seating, tiled flooring, part tiled walls, double glazed window to front aspect, double glazed window to side aspect, door to the rear garden.

HALF LANDING

With door to:

BEDROOM

10'4 x 7'9 (3.15m x 2.36m)

Radiator, double glazed window to rear aspect overlooking the garden.

BEDROOM

10'4 x 10'4 (3.15m x 3.15m)

Currently utilised as a study/office. Radiator, double glazed window to rear aspect providing a pleasant outlook onto the garden.

SHOWER ROOM

Walk-in shower cubicle, bidet, wc, wash hand basin with mixer tap and storage beneath, shaver point, part tiled walls, tiled flooring, extractor fan, two frosted double glazed windows to the side aspect.

UTILITY SPACE

Space for tumble dryer, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler and hot water Megaflo system.

FIRST FLOOR LANDING

Wall mounted thermostat, storage cupboard with shelving space, doors to:

BEDROOM

14'2 max x 9'5 max onto face of wardrobe (4.32m max x 2.87m max onto face of wardrobe)

Fitted double wardrobes with hanging space and shelving, radiator, double glazed window to rear aspect with sliding door to:

EN-SUITE

Corner bath with shower attachment, wc, bidet, wash hand basin with mixer tap and vanity mirror above, tiled flooring, part tiled walls, radiator, light well window to landing, frosted double glazed window to rear aspect.

BEDROOM

13'9 x 9'6 (4.19m x 2.90m)

Steps down, with built in wardrobe, radiator, double glazed window to front aspect having secondary glazing, door to:

EN-SUITE

Shower cubicle, wc, wash hand basin with mixer tap, radiator, tiled flooring, part tiled walls, frosted double glazed window to front aspect.

BEDROOM

15'8 max into vaulted ceiling x 8'7 max (4.78m max into vaulted ceiling x 2.62m max)

Built in wardrobe, access to eaves storage, wash hand basin with mixer tap, Velux window to front aspect, double glazed window to rear aspect.

GARAGE

17'7 x 8'9 (5.36m x 2.67m)

Electric roller door, power and lighting, electric meter and gas meter. Offering an excellent additional space for workshop/ storage space.

OUTSIDE - FRONT

Dropped kerb providing off road parking for multiple vehicles, raised borders with a range of mature trees and shrubs to either side, steps up to the front door, sloped access also leading to the front door. There is also an additional area of seating to the front of the property, which is over the garage and provides gated access to the rear.

REAR GARDEN

REAR GARDEN

Well-established and well-proportioned family friendly garden, with an area of patio ideal for seating, dining and entertaining, steps leading to a good sized area of lawn with a variety of mature trees and shrubs, steps leading to the top area of the garden with a further large section of patio, a variety of mature trees and access to the shed. The garden offers the perfect pace to relax and enjoy a summer's evening.

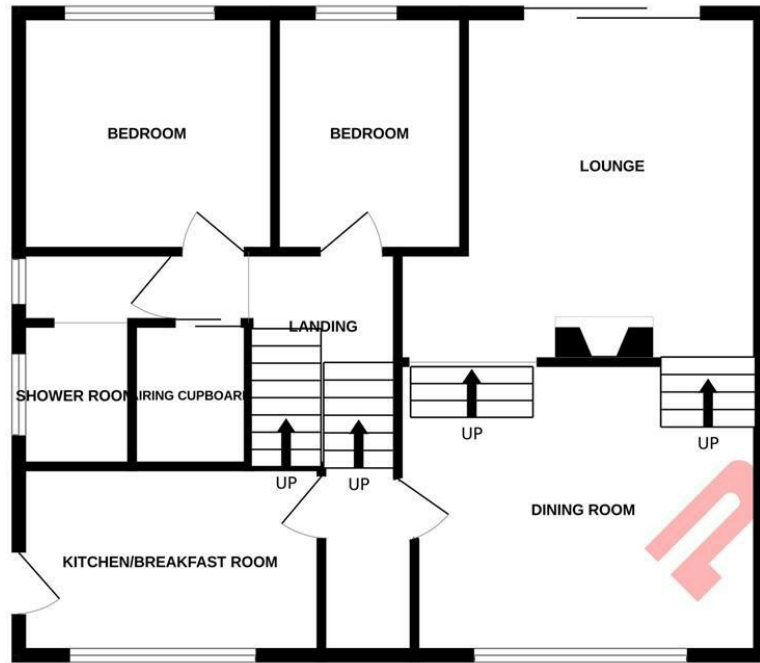
Council Tax Band: D



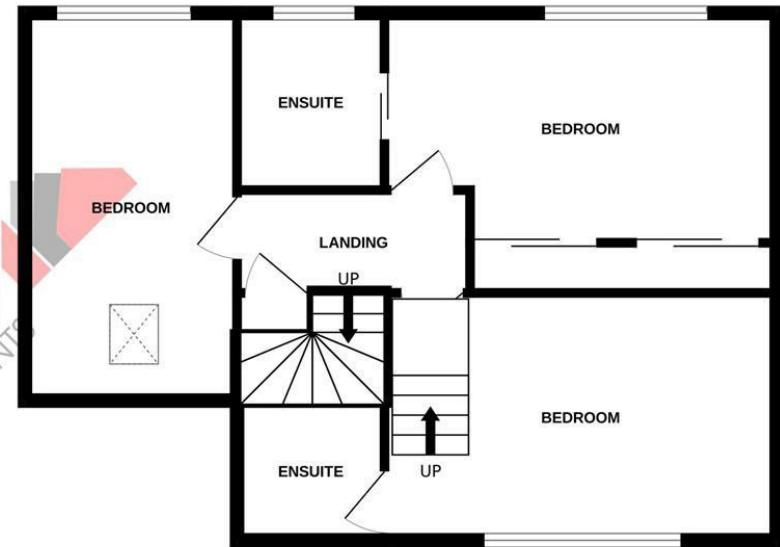




GROUND FLOOR



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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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	

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.