



ESTATE AGENTS

**25, Beachy Head View, St. Leonards-On-Sea, TN38
8EW**

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Offers In The Region Of £535,000

PCM Estate Agents welcome to the market an opportunity to acquire this FIVE BEDROOM DETACHED FAMILY HOME with OFF ROAD PARKING and a GARAGE, situated on an incredibly sought-after and quiet cul-de-sac on a favourable development on the outskirts of St Leonards, within easy reach of nearby Battle, Hastings and Bexhill.

Accommodation is arranged over three floors comprising an entrance hall with ample built in storage, ground floor BEDROOM with EN-SUITE SHOWER ROOM and a UTILITY ROOM. To the first floor there is an IMPRESSIVE OPEN PLAN KITCHEN-DINING ROOM with access to the garden, further BEDROOM/ RECEPTION ROOM and a SHOWER ROOM. The second floor provides access to a MASTER SUITE with DRESSING ROOM area and an EN-SUITE, being dual aspect with PLEASANT VIEWS from the front aspect, as well as TWO FURTHER BEDROOMS and a family bathroom.

The property is approached via a driveway providing OFF ROAD PARKING for multiple vehicles, an established front garden and has a GARAGE with electric roller door and a mezzanine storage level which could be utilised as a games area. The REAR GARDEN is landscaped and provides ample outdoor space to eat al-fresco and entertain, whilst being well-established with areas of lawn for children to play.

Located within easy reach of popular schooling establishments within Battle, St Leonards and Hastings, and amenities within the area. Viewing is considered essential to fully appreciate the convenient position on offer. Please call the owners agents now to book your viewing.

UPVC DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING ENTRANCE HALL

Oak flooring, radiator, stairs rising to the upper floor accommodation, under stairs storage space and storage cupboard, doors to:

BEDROOM

12'8 x 10'9 (3.86m x 3.28m)

Oak flooring, radiator, coving to ceiling, double glazed window to front aspect, door to:

EN-SUITE

Walk-in shower with rain style shower head, low level wc, pedestal wash hand basin, radiator, part tiled walls, continuation of the oak flooring, extractor for ventilation, down lights.

UTILITY ROOM

6'5 x 6'6 (1.96m x 1.98m)

Tiled flooring, part tiled walls, down lights, extractor for ventilation, space and plumbing for washing machine and tumble dryer, inset drainers-sink unit with mixer tap, radiator.

FIRST FLOOR LANDING

Stairs rising to the second floor, wall mounted entry phone system, thermostat control for gas fired central heating, coving to ceiling, down lights, radiator, double glazed window to front aspect. Doors to:

DUAL ASPECT LOUNGE

17'7 x 13'5 (5.36m x 4.09m)

Dual aspect with double glazed window to front and side aspects, with the front having views over St Leonards, radiators, feature fireplace, coving to ceiling, external wooden partially glazed French doors opening to:

OPEN PLAN KITCHEN-DINING ROOM

30'9 x 9'9 (9.37m x 2.97m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled

splashbacks, four ring gas hob with footed cooker hood over, double oven and grill, space for tall fridge freezer, space and plumbing for dishwasher, tiled flooring, inset spotlights, ample space for dining table, two radiators, return door to landing, two double glazed windows to rear aspect with views over the garden, French doors opening to the garden.

BEDROOM/ RECEPTION ROOM

10'8 x 10'3 (3.25m x 3.12m)

Coving to ceiling, radiator, double glazed window to front aspect with views over St Leonards.

SHOWER ROOM

Shower enclosure with rain style shower head, pedestal wash hand basin, low level wc, wood flooring, radiator, down lights, double glazed window to side aspect.

SECOND FLOOR LANDING

Loft hatch, cupboard, wall mounted entry phone system, radiator, coving to ceiling, Velux window to front aspect, doors to:

BEDROOM

17'4 into bay x 13' (5.28m into bay x 3.96m)

Dual aspect with double glazed window to side and front aspects, radiator, coving to ceiling, archway through to:

DRESSING ROOM

8'2 x 5'9 (2.49m x 1.75m)

Two built in double wardrobes, radiator, coving to ceiling, down lights, double glazed window to rear aspect, door to:

EN-SUITE

Walk in shower enclosure with rain style shower head, coving to ceiling, twin pedestal wash hand basin, low level wc, part tiled walls, coving to ceiling and radiator.

BEDROOM

11'9 x 10'1 (3.58m x 3.07m)

Radiator, coving to ceiling, built in wardrobe, double glazed window to rear aspect.

BEDROOM

10'2 x 13'9 narrowing to 10'8 (3.10m x 4.19m narrowing to 3.25m)

Coving to ceiling, radiator, double glazed window to front aspect with far reaching views.

BATHROOM

Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls, tiled flooring, radiator, coving to ceiling, down lights, extractor for ventilation, double glazed obscured glass window to rear aspect.

OUTSIDE - FRONT

The property is approached via a driveway providing off road parking for multiple vehicles, the front garden is established with mature planting, shrubs and trees, access to:

GARAGE

Up and over roller door, mezzanine level offering ample storage.

REAR GARDEN

Landscaped with a decked patio abutting the property and offering ample outdoor space to sit out and eat al-fresco or entertain. There is a good-sized section of lawn, further seating area, established plants, shrubs and trees offering privacy and seclusion, gated access to the front. There is also a pathway that extends to the rear of the garden, surrounded by mature trees. The garden offers the perfect space for families or the garden enthusiasts.

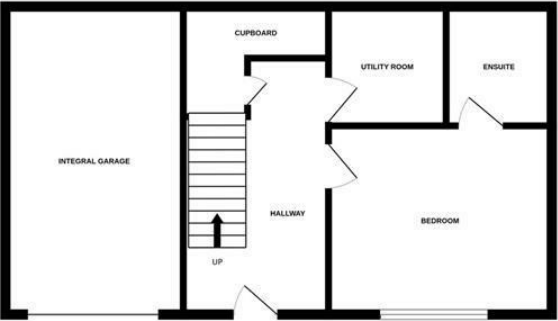
Council Tax Band: F



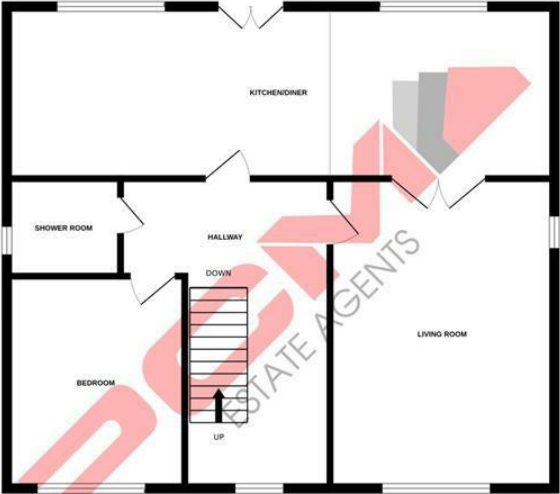




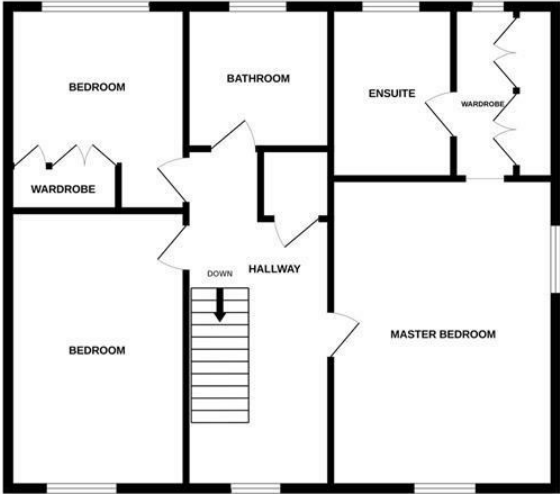
GROUND FLOOR



1ST FLOOR



2ND 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.