



ESTATE AGENTS

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7BL**

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**Price £550,000**

PCM Estate Agents are delighted to present to the market this BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED BUNGALOW, tucked away behind a PRIVATE GATED ENTRANCE and offering spacious, versatile accommodation throughout.

The property enjoys a generous layout comprising a welcoming L-SHAPED LOUNGE and a STUNNING MODERN KITCHEN-BREAKFAST ROOM, recently finished to a HIGH STANDARD and featuring a BREAKFAST BAR, CENTRAL ISLAND with instant hot water tap, and double doors opening into the dining area, creating an ideal space for family living and entertaining. A separate UTILITY ROOM provides additional practicality.

There are FOUR WELL-PROPORTIONED DOUBLE BEDROOMS, with the PRINCIPLE BEDROOM benefitting from a contemporary EN-SUITE SHOWER ROOM. The remaining bedrooms are served by a family bathroom and a SEPARATE WC.

Externally, the property boasts a FAMILY FRIENDLY REAR GARDEN with a large patio area, perfect for outdoor dining and entertaining. To the front, a substantial GATED DRIVEWAY provides OFF ROAD PARKING for multiple vehicles and leads to a DOUBLE GARAGE.

Situated on a private no-through road, the property is conveniently positioned within easy reach of the historic market town of Battle, offering a range of shops, amenities and a mainline railway station with direct links to London. Nearby attractions include Bannatyne Health Club & Spa, Beauport Park Golf & Country Club, popular schooling establishments, areas of woodland and the seafronts of Hastings and St Leonards.

Offering flexible accommodation in a highly desirable location, this impressive home must be viewed to fully appreciate all that it has to offer.

#### **PRIVATE FRONT DOOR**

Opening into:

#### **ENTRANCE HALL**

Two built in storage cupboards, doors to:

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

19'7 x 12' (5.97m x 3.66m)

Newly fitted and comprising a range of eye and base level units with island and breakfast bar both having additional seating, inset one & ½ bowl sink with instant hot water tap, integrated dishwasher, space for electric range cooker with extractor fan, space for freestanding American fridge freezer, larder cupboard, radiator, double glazed bi-folding doors opening to the rear garden, door to utility room and archway to lounge-diner.

#### **UTILITY ROOM**

9'9 x 4'7 (2.97m x 1.40m)

Space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, double glazed window to rear aspect overlooking the garden.

#### **LOUNGE-DINER**

24' x 10'3 (7.32m x 3.12m)

Return door to entrance hall, feature fireplace with brick surround, radiator, double glazed patio door providing access to the rear garden, double glazed window to front aspect.

#### **BEDROOM**

12'2 x 10'2 (3.71m x 3.10m)

Fitted wardrobes with shelving above the bed, built in chest of drawers, radiator, double glazed window to rear aspect overlooking the rear garden, frosted glass door to:

#### **WET ROOM/ EN-SUITE**

Waterfall style shower head, wash hand basin with mixer tap and storage below, shaver point, frosted double glazed window to side aspect.

#### **BEDROOM**

8'6 x 8'8 (2.59m x 2.64m)

Radiator, double glazed window to front aspect.

#### **BEDROOM**

10'6 x 9'2 (3.20m x 2.79m)

Radiator, double glazed window to front aspect.

**BEDROOM**

10'5 x 8'8 (3.18m x 2.64m)

Radiator, double glazed window to front aspect.

**BATHROOM**

Bath with mixer tap and shower attachment, wash hand basin, dual flush wc, radiator, shaver point, tiled walls, extractor fan, frosted double glazed window to side aspect.

**SEPERATE WC**

Dual flush low level wc, wash hand basin, radiator, tiled walls, frosted double glazed window to front aspect.

**OUTSIDE - FRONT**

Located behind gates and having off road parking for multiple vehicles, mature trees, areas of lawn, side access to the rear garden, access to:

**DOUBLE GARAGE**

Electric up and over door, power and lighting.

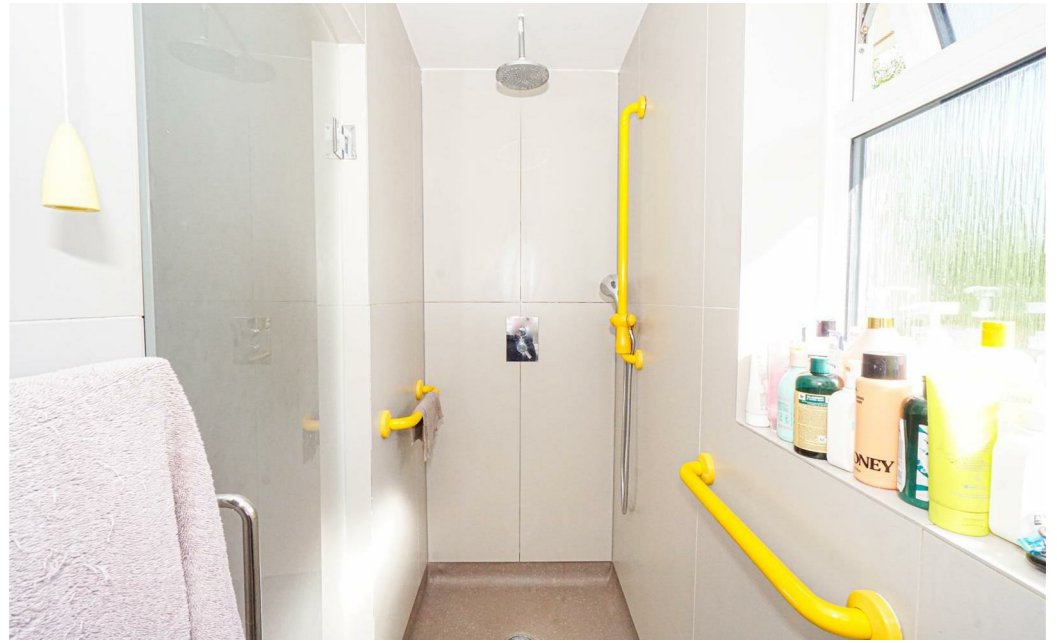
**REAR GARDEN**

Large area of patio providing the perfect spot for dining and entertaining, an area of lawn, storage shed and fenced boundaries.

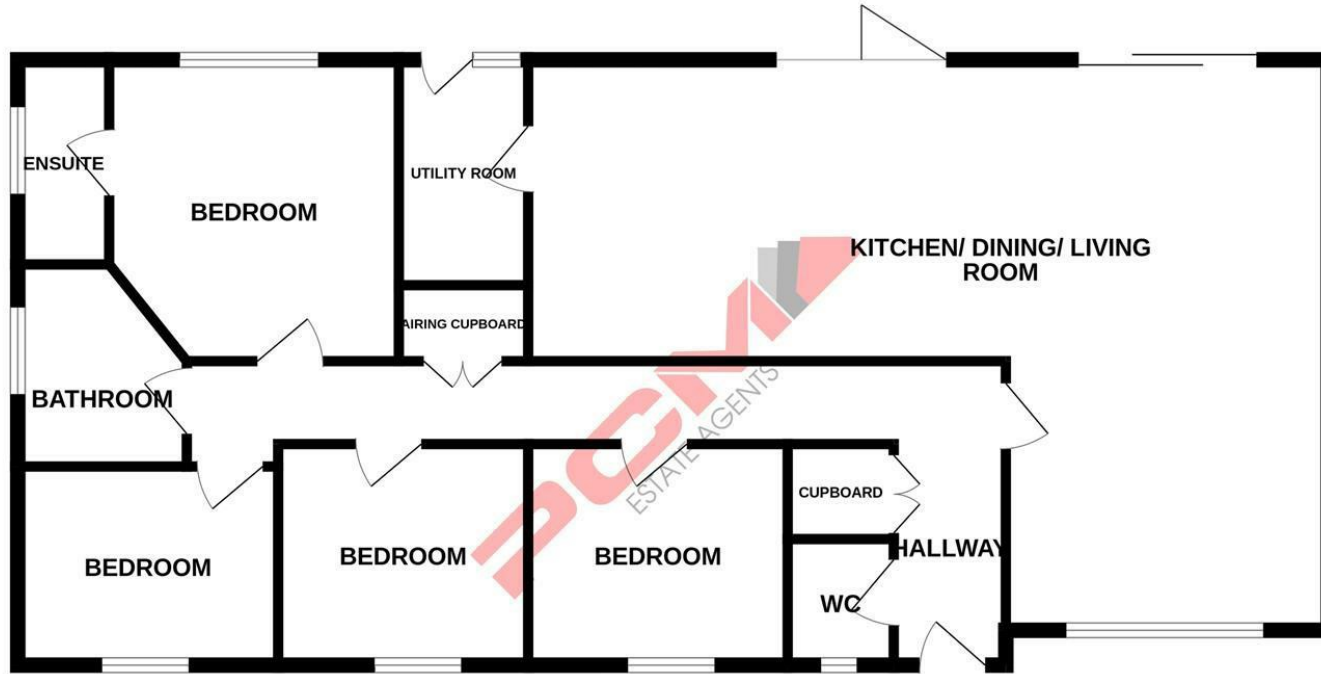
Council Tax Band: E



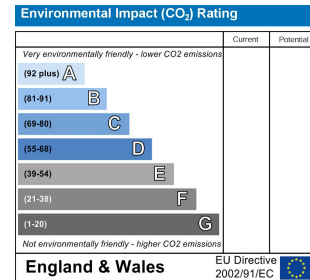
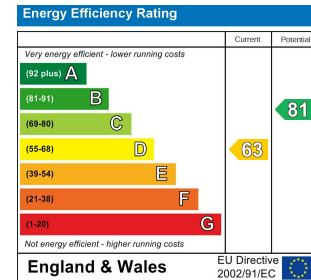




# GROUND FLOOR



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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