



21 Stonebeach Rise, St. Leonards-On-Sea

£500,000 Freehold

Chain-free modern home with dual living potential, balcony with views, landscaped garden with hot tub, garage, spacious interiors, and easy access to schools and local amenities.



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This modern, chain-free home offers exceptional flexibility with dual living potential, generous living space, stunning elevated views, and easy access to schools and local amenities. Approached via a driveway with parking and access to a detached double garage with electric door, the property opens into a spacious entrance hall that immediately sets the tone for the home. From here, stairs lead to both the upper and lower floors, and there is excellent built-in storage, along with a convenient cloakroom fitted with a dual-flush WC, wash hand basin, tiled walls and flooring, radiator, and extractor fan.

The heart of the home is the bright, double-aspect kitchen-breakfast room, designed for both practicality and sociable living. It offers ample space for a breakfast table and is fitted with a range of cupboards, electric hob, oven and grill, sink unit, integrated dishwasher, and space for an American-style fridge freezer. This room flows seamlessly into the utility room, which provides further workspace, plumbing for a washing machine and dryer, a sink, storage cupboard, and an external door leading out to the garden.

Adjacent to the kitchen is the dining room, where sliding patio doors open onto the balcony, creating a perfect space to enjoy elevated views across the garden, St Leonards, and partial sea views. Also on this level is a versatile bedroom or study, positioned to the front of the property and ideal for home working or guest accommodation.

Descending to the lower floor, a spacious hall provides further storage including an under-stair cupboard and access to the rear garden via an external door opening directly onto the decking. This level offers excellent independent living potential, with a well-appointed shower room featuring a large walk-in shower, WC, wash hand basin, tiled walls and floor, radiator, and storage cupboard. The living room is a welcoming double-aspect space with a fireplace and sliding patio doors that open onto the garden, while an additional family room or bedroom enjoys pleasant garden views, making this floor ideal for multi-generational living or guests.

The first floor is dedicated to bedrooms, led by the impressive master bedroom which enjoys a double aspect, built-in wardrobes, and a stylish en suite bathroom complete with bath, separate shower, WC, and wash basin. Two further double bedrooms, both with built-in wardrobes, radiators, and attractive views, are served by the family bathroom, which includes a bath, shower, WC, wash hand basin, radiator, and fully tiled walls and floor.

Outside, the rear garden has been thoughtfully landscaped to create a private and relaxing environment, featuring a decked patio with hot tub, lawn areas, and gated side access. The front of the property provides driveway parking and access to the detached double garage. The property falls within Council Tax Band F and offers a rare combination of space, flexibility, and outstanding views in a highly convenient location.



- Chain-free property offering a smooth and flexible purchase
- Dual living potential, ideal for multigenerational living or home/income setup
- Stunning elevated views over St Leonards with partial sea views
- Balcony and landscaped rear garden with decking and lawn areas
- Hot tub included, set within a private decked patio area
- Spacious and modern layout arranged over three floors
- Detached double garage with electric door and driveway parking
- Multiple reception rooms, including living room, dining room, and family room
- Five well-proportioned bedrooms, including a master with en suite
- Convenient location close to schools, local amenities, and transport links



21 Stonebeach Rise is located in St Leonards-on-Sea, East Sussex, within a quiet and established residential area of the Hastings district. The property sits in the TN38 8EN postcode, an elevated suburban neighbourhood characterised by detached family housing, with convenient access to local shops, schools, healthcare facilities and public transport. It is well positioned between St Leonards and Hastings, offering good road and rail connections while remaining close to the coast and surrounding green spaces.





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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Approximate total area⁽¹⁾
2341.13 ft²
217.5 m²

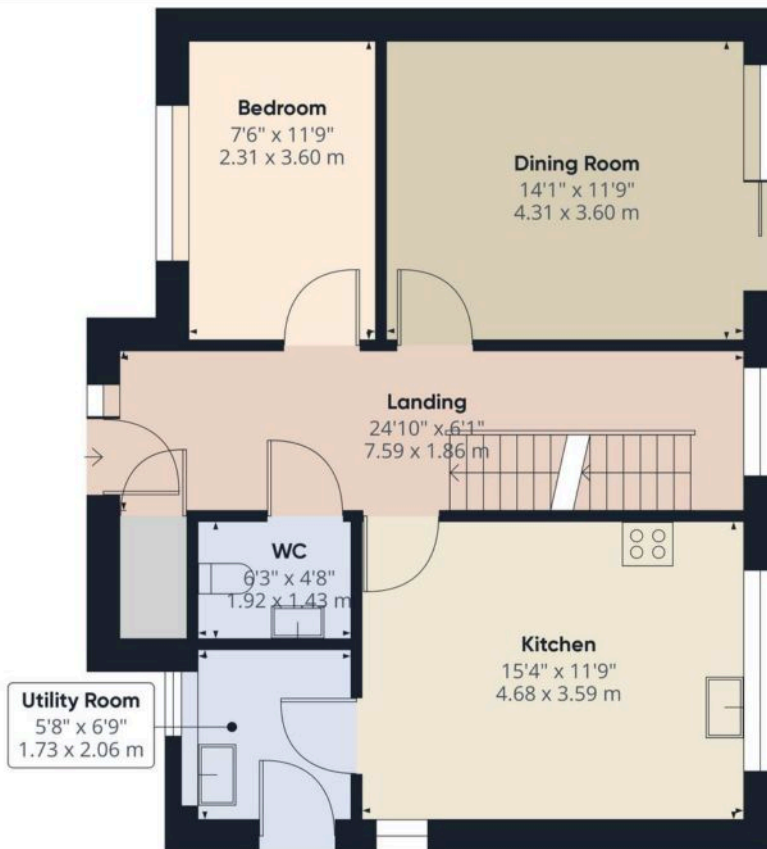
Reduced headroom
5.27 ft²
0.49 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 1 Building 1

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Approximate total area⁽¹⁾
694.52 ft²
64.52 m²

(1) Excluding balconies and terraces

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GIRAFFE 360