



ESTATE AGENTS

18, Newts Way, St. Leonards-On-Sea, TN38 9TH

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Price £425,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this DETACHED FORMER FIVE BEDROOM, NOW A LUXURIOUS THREE BEDROOM, FAMILY HOME. Located in a quiet spot within a favourable West St Leonards development, offering plenty of OFF ROAD PARKING VIA two areas of driveway and a LOVELY LANDSCAPED GARDEN with a sandstone patio, areas of lawn and established planting. The property also enjoys some SEA VIEWS.

The property has had an extensive level of work carried out by the current owners and benefits from gas fired central heating and double glazing throughout. Accommodation is arranged over three floors, to the ground floor there is a welcoming entrance hall and a WC, with an inner hallway providing access to an 18ft BEDROOM, separate SHOWER ROOM and a UTILITY ROOM. This ground floor accommodation is ideal for use as an ancillary accommodation, perfect for a relative or older child, as the bedroom is large enough to create a bedroom-living room area and the utility could be changed into a kitchen area.

To the first floor there is an IMPRESSIVE DUAL ASPECT OPEN PLAN LOUNGE-DINING ROOM-KITCHEN, with the kitchen being recently fitted with INTEGRATED APPLIANCES, enjoying plenty of light, with views and access onto the garden and views of the sea from the front aspect.

To the second floor, the landing provides access to a LUXURIOUS MASTER BEDROOM which originally would have been two separate bedrooms, but now incorporated to create a master suite with built in wardrobes and a LOVELY EN-SUITE. This room again is dual aspect enjoying PLEASANT VIEWS off the front of the house and onto the garden. In addition, there is a further well-proportioned DOUBLE BEDROOM and a bathroom.

The REAR GARDEN is a real feature being mainly laid to lawn with a wrap around sandstone patio, partially set beneath wooden pergola, and being well-established and relatively level making it FAMILY FRIENDLY and providing the ideal spot to eat alfresco and entertain.

This MODERN & ADAPTABLE FAMILY HOME is positioned on a sought-after quiet region of St Leonards, close to a vast range of amenities including popular schooling establishments. This property must be viewed to fully

appreciate the convenient position on offer.

Please call the owners agents now to book your viewing.

OUTSIDE - FRONT

Two areas of tarmac driveway providing off road parking for three vehicles, lawned front garden with established planted borders, gated side access to the left hand-side elevation, sandstone path leading to the front door, double glazed front door opening to:

ENTRANCE HALL

Stairs rising to the first floor accommodation, wood laminate flooring, double radiator, wall mounted consumer unit for the electrics, under stairs recessed area, area of storage, door to:

DOWNSTAIRS WC

Low level wc, radiator, wall mounted wash hand basin with tiled splashbacks, extractor for ventilation.

INNER HALLWAY

Providing access to the utility room, downstairs shower room and a lovely bedroom.

BEDROOM

18'9 x 8'9 (5.72m x 2.67m)

Coving to ceiling, two radiators, double glazed window to front aspect.

SHOWER ROOM

Lovely walk-in shower enclosure, low level wc, coving to ceiling, vanity enclosed wash hand basin, part tiled walls and radiator.

UTILITY

11'4 x 8'2 (3.45m x 2.49m)

Wood laminate flooring, range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, ample space for additional fridge freezer, double glazed window to side aspect.

FIRST FLOOR LANDING

Coving to ceiling, stairs rising to the second floor, double radiator, double glazed window to front aspect.

OPEN PLAN LOUNGE-DINING ROOM-KITCHEN

24'3" narrowing to 8'3" x 18'9" narrowing to 12'2" (7.39m narrowing to 2.51m x 5.72m narrowing to 3.71m)

Wood laminate flooring, two double radiators, fireplace with stone surround and inset gas fire, television and telephone points, ample space for large dining table and living room furniture, dual aspect with two double glazed windows to rear aspect having lovely views onto the garden, double glazed French doors opening to the garden, double glazed windows to front aspect having townscape views and views to the sea. The kitchen is built with a matching range of eye and base level cupboards and drawers with soft close hinges, complimentary worksurfaces and matching upstands, Beko seven ring gas cooker with oven, grill and plate warmer, extractor fan, space for American style fridge freezer, inset resin drainer-sink with mixer tap, integrated dishwasher, under unit lighting, pendant lighting and wall lighting.

SECOND FLOOR LANDING

Coving to ceiling, radiator, loft hatch, airing cupboard housing the pressurised water tank, double glazed window to front aspect with far reaching townscape views, including views to the sea.

BEDROOM

18'6" narrowing to 12' x 12'2" narrowing to 6'7" (5.64m narrowing to 3.66m x 3.71m narrowing to 2.01m)

This room was originally two rooms and the original layout could be reinstated to create a further bedroom on this level. Dual aspect room with double glazed windows to rear having views over the garden, double glazed window to front aspect having far reaching townscape views, including views of the sea, built in wardrobes, two radiators, door to:

EN-SUITE

Lovely walk-in shower, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, dual flush low level wc, shaver point, down lights, extractor for ventilation, double radiator, double glazed pattern glass window to rear aspect.

BEDROOM

9'6" x 8'8" (2.90m x 2.64m)

Built in double wardrobe, double radiator, double glazed window to rear aspect with views onto the garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, dual flush low level wc, radiator, shaver point, down lights, part tiled walls.

REAR GARDEN

Mainly laid to lawn with a sandstone patio abutting the property and wrapping around the side elevations, further seating area set beneath a fixed wooden pergola, established planting with mature plants and shrubs, fenced boundaries, gated access to the side aspect leading to the front. The garden is incredibly family friendly.

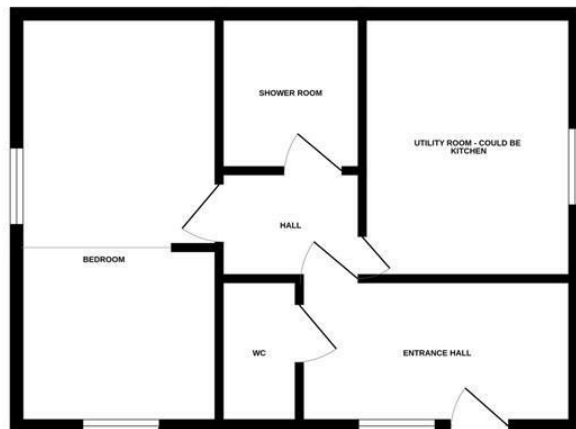
Council Tax Band: D



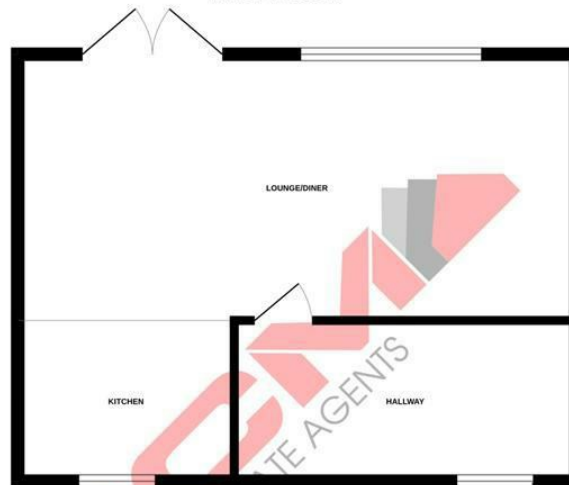




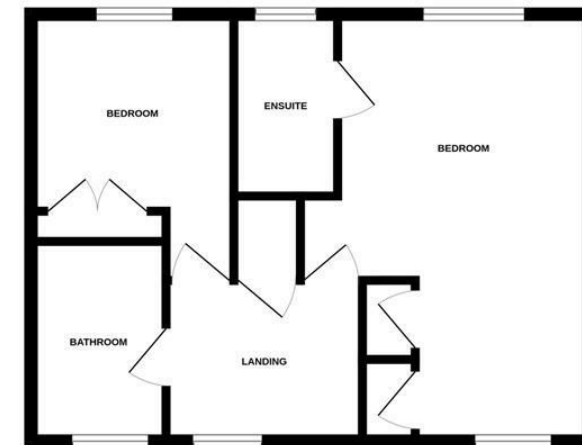
GROUND FLOOR



FIRST FLOOR



SECOND 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.