



ESTATE AGENTS

**2, The Spaldings, St. Leonards-On-Sea, TN38 9TP**

Web: [www.pcmeestateagents.co.uk](http://www.pcmeestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £375,000**

PCM Estate Agents welcome to the market an exciting opportunity to acquire this MODERN, DETACHED FOUR BEDROOM HOUSE, conveniently positioned on this sought-after development within West St Leonards. The property has an ENCLOSED PRIVATE REAR GARDEN, OFF ROAD PARKING for two vehicles and an INTEGRAL ONE & ½ SIZED GARAGE.

Whilst the property is IN NEED OF SOME IMPROVEMENT internally, it presents the perfect opportunity for a buyer to put their own personality into. Accommodation is arranged over two floors comprising a welcoming entrance hall, DOWNSTAIRS WC, lounge, separate DINING ROOM, MODERN KITCHEN, upstairs landing, MASTER BEDROOM with BUILT IN WARDROBES and EN-SUITE, THREE FURTHER BEDROOMS and a family bathroom.

The garden, whilst in need of some cultivation, offers a LARGE STONE PATIO abutting the property and an area of lawn, being fully enclosed.

Conveniently positioned within reach of amenities within West St Leonards, including popular schooling establishments.

Please call the owners agents now to book your viewing.

#### **WOODEN PARTIALLY GLAZED FRONT DOOR**

Leading to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, understairs recess ideal for storage, radiator, wood laminate flooring, inset downlights and a practical space for hanging coats and removing shoes. Doors lead to the integral garage and downstairs WC, while open access is provided to the lounge, dining room and kitchen.

#### **DOWNSTAIRS WC**

Fitted with a low level wc, wash hand basin, radiator and wood laminate flooring.

#### **LOUNGE**

18'8 x 15'5 (5.69m x 4.70m)

A spacious principal reception room featuring wood laminate flooring, coved ceiling, radiator and double glazed windows with French doors opening directly onto the rear garden. A wide opening creates an attractive open-plan arrangement with the dining room.

#### **DINING ROOM**

15'1 x 10'7 (4.60m x 3.23m)

A generous room with continuation of the wood laminate flooring, coved ceiling, large radiator and double glazed French doors providing access to and views over the rear garden. Openings lead back to the entrance hall and through to the modern kitchen, creating an excellent flow for entertaining.

#### **KITCHEN**

15'3 x 8'2 (4.65m x 2.49m )

Modern and dual aspect with a double glazed window to the front and a wooden single glazed window to the side. Fitted with a range of matching eye and base level units with soft-close doors and drawers, complemented by coordinating worktops, inset resin sink with mixer tap, Neff induction hob, waist-height oven and grill, integrated dishwasher, integrated tall fridge freezer, and space and plumbing for a washing machine, tiled flooring and part tiled walls.

#### **FIRST FLOOR LANDING**

A spacious galleried landing with doors leading to all four bedrooms and the family bathroom. There is a radiator, loft hatch, double glazed front window and a large cupboard housing the newly installed boiler serving the heating and hot water system.

#### **BEDROOM**

16'9 into bay x 15'9 (5.11m into bay x 4.80m)

A spacious principal bedroom with built-in wardrobes, coved ceiling, radiator and a double glazed bay window to the front aspect. Door leading to the en suite shower room.

#### **EN-SUITE**

Comprising a walk-in shower, vanity wash hand basin with mixer tap, dual flush wc, heated towel rail, part tiled walls, inset downlights and an obscure double glazed side window.

#### **BEDROOM**

15'4 x 10'1 (4.67m x 3.07m )

Measurements exclude the wardrobe recess. A generous double bedroom with built-in double wardrobe, coved ceiling, radiator and double glazed window overlooking the rear garden.

#### **BEDROOM**

13'3 x 9' (4.04m x 2.74m )

A well-proportioned bedroom with coved ceiling, radiator and double glazed window overlooking the rear garden.

#### **BEDROOM**

10'8 x 8'5 (3.25m x 2.57m)

A comfortable fourth bedroom with coved ceiling, radiator and double glazed window to the front aspect.

#### **BATHROOM**

Fitted with a Jacuzzi-style panel enclosed bath with mixer tap, pedestal wash hand basin, low-level WC, heated towel rail, tiled walls, inset downlights and an obscure double glazed side window.

#### **REAR GARDEN**

The rear garden enjoys a stone patio adjoining the property, opening onto a lawn offering excellent potential for further cultivation and landscaping. The garden is enclosed by fenced boundaries and benefits from gated side access.

#### **OUTSIDE - FRONT**

To the front is a driveway providing off-road parking for two vehicles side-by-side, together with an area of lawn and established planted shrub borders. Access is also provided to the integral garage.

#### **INTEGRAL GARAGE**

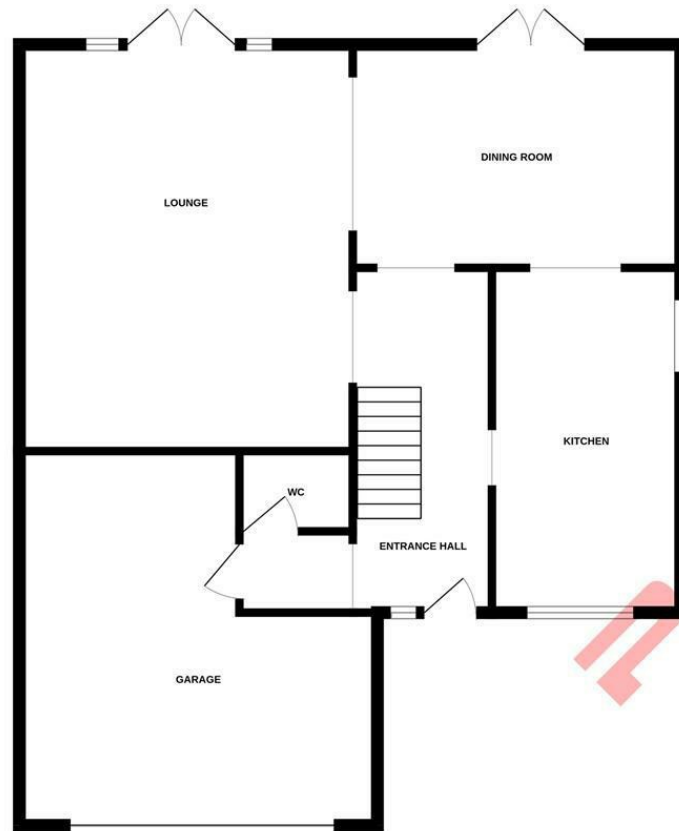
17'3 max x 15'7 narrowing to 10'7 (5.26m x 4.75m narrowing to 3.23m)

A larger than average integral garage providing excellent storage and workshop space in addition to vehicle parking.

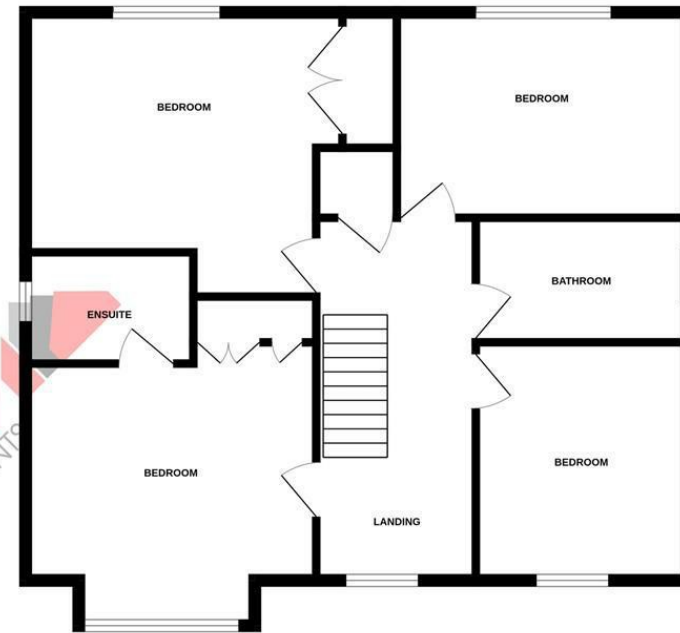
Council Tax Band: E



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.  
Made with Metropix ©2026

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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |