



ESTATE AGENTS

2, The Beeches, St. Leonards-On-Sea, TN37 7TU

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Price £649,950

PCM Estate Agents welcome to the market this DETACHED EXECUTIVE FOUR BEDROOM FAMILY HOME, one of only four within the cul-de-sac. Tucked away in a quiet cul-de-sac location, within this favourable development in St Leonards. The property has an ATTACHED DOUBLE GARAGE, gas central heating, double glazing and a LEVEL SOUTHERLY FACING FAMILY FRIENDLY ESTABLISHED REAR GARDEN. Offered to the market CHAIN FREE.

Upon entering the property you are welcomed by a spacious entrance hall which leads to a TRIPLE ASPECT LIVING ROOM, there is a separate DINING ROOM leading to a CONSERVATORY and a MODERN KITCHEN, separate UTILITY and a ground floor SHOWER ROOM. Upstairs there is a LARGE MASTER BEDROOM with lovely EN-SUITE bathroom, THREE FURTHER WELL-PROPORTIONED BEDROOMS and a further SHOWER ROOM.

The property benefits from a TWO-CAR DRIVEWAY providing access to the ATTACHED DOUBLE GARAGE and a LOVELY ASPECT TO THE REAR, over the garden to an area of woodland. The garden is a lovely feature, offering ample outdoor space to eat al-fresco and entertain, whilst being established with a variety of plants and shrubs, along with a SUMMER HOUSE.

Conveniently positioned on the outskirts of St Leonards, close to access roads leading to nearby Battle and Bexhill, popular schooling establishments and mainline railway stations with convenient links to London, along with Bannatynes Gym and Hotel.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING ENTRANCE HALL

Radiator, telephone point, coving to ceiling, wood effect flooring, stairs rising to upper floor accommodation, doors to:

SHOWER ROOM

Walk in shower enclosure with shower, wall mounted wash hand basin with

mixer tap, dual flush low level wc, continuation of the wood effect flooring, part tiled walls, heated towel rail, coving to ceiling, double glazed opaque glass window to front aspect.

IMPRESSIVE BAY FRONTED LIVING ROOM

20'8 into bay x 13'3 (6.30m into bay x 4.04m)

Triple aspect with double glazed windows to both side elevations, opaque double glazed bay window to front aspect, stylish fireplace with tiled façade and inset gas living flame fire, two radiators, television point, partially open plan via:

WALKTHROUGH

7'7 x 5'7 (2.31m x 1.70m)

Coving to ceiling, double glazed window to side aspect, leading to:

DINING ROOM

12'7 x 12' (3.84m x 3.66m)

Under stairs storage cupboard, radiator, coving to ceiling, door to side opening to kitchen and double glazed French doors to rear aspect opening to:

CONSERVATORY

12'3 x 11'2 (3.73m x 3.40m)

Part brick construction with wood flooring laid in a herringbone pattern, radiator, lighting, Vaulted polycarbonate ceiling, double glazed windows to all aspects with pleasant views over the garden and French doors to side providing access to the garden.

KITCHEN

14'7 x 9'3 (4.45m x 2.82m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having tiled splashbacks, inset one & ½ bowl stainless steel sink with mixer tap, induction hob with extractor over and waist level double oven and grill, breakfast bar seating area, integrated dishwasher, radiator, coving to ceiling, return door to entrance hall, wood effect flooring, door to side leading to the utility and double glazed window to rear aspect having views over the garden.

UTILITY

9'2 x 8'1 (2.79m x 2.46m)

Continuation of the wood effect flooring, radiator, further range of eye and base

level cupboards, worksurfaces, sink with mixer tap, wall mounted boiler, space and plumbing for washing machine, space for tumble dryer and tall fridge freezer, double glazed window and door to rear aspect with views and access to the garden, door to double garage.

FIRST FLOOR LANDING

Spacious with loft hatch to loft space, radiator, storage cupboard, double glazed window to side aspect, doors to:

MASTER BEDROOM

17'3 x 15'10 narrowing to 13'2 (5.26m x 4.83m narrowing to 4.01m)
Radiator, fitted wardrobes, two double glazed windows to front aspect, door to:

EN-SUITE

8'7 x 7'8 (2.62m x 2.34m)
Coving to ceiling, part tiled walls, P shaped panelled bath with mixer tap and shower ove, dual flush low level wc, pedestal wash hand basin with mixer tap and bidet, heated towel rail, double glazed window with opaque glass to front aspect for privacy.

BEDROOM

11'4 max x 9'5 max (3.45m max x 2.87m max)
Coving to ceiling, fitted wardrobes with mirrored sliding doors, radiator, double glazed window to rear aspect with lovely views onto the garden.

BEDROOM

12'4 x 8'3 (3.76m x 2.51m)
Fitted wardrobes, radiator, coving to ceiling, double glazed window to rear aspect.

BEDROOM

8'3 x 7'5 (2.51m x 2.26m)
Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

SHOWER ROOM

Walk-in shower enclosure, dual flush low level wc, bidet, pedestal wash hand basin with mixer tap, heated towel rail, part tiled walls, double glazed opaque glass window to side aspect.

OUTSIDE - FRONT

Double driveway providing off road parking for two vehicles side-by-side, area of lawn, small conifers and a tree, side access to the rear garden.

DOUBLE GARAGE

18'1 max x 17' max (5.51m max x 5.18m max)
Brick columns between the two areas, twin electric roller doors, power and light, gas meter, consumer unit for the electrics.

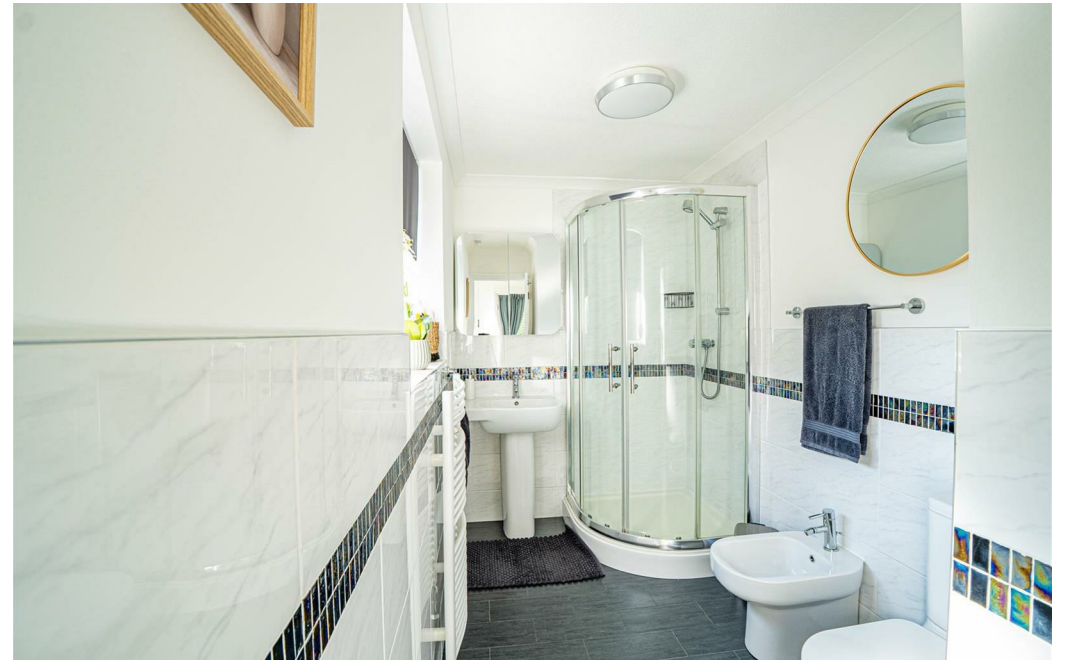
REAR GARDEN

Enjoying plenty of sunshine throughout the day, incredibly private and mainly laid to lawn with a stone patio and summer house, side access to front. Offering ample space to eat al-fresco and entertain, as well as space for families with children to play. The garden has established plants and shrubs, with a lovely backdrop onto an area of woodland beyond the garden.

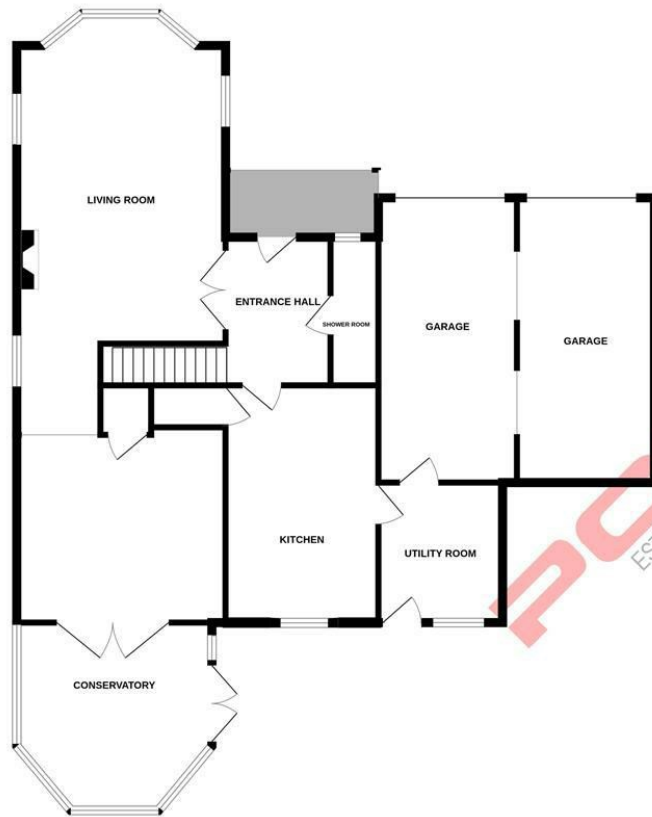
Council Tax Band: F



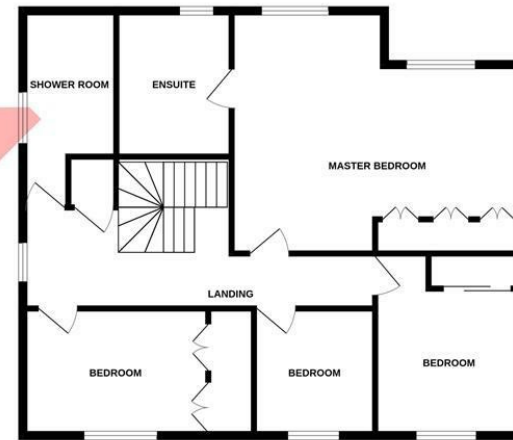




GROUND FLOOR



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.
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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.