



EPC Rating  
**A**



ESTATE AGENTS

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**Offers In Excess Of £380,000**

PCM Estate Agents are delighted to present to the market this BRAND NEW, THREE STOREY, FOUR BEDROOM, SEMI-DETACHED HOUSE with OFF ROAD PARKING for two-three vehicles.

Conveniently located on the outskirts of St Leonards, close to access roads leading to nearby Battle and Bexhill, as well as being within easy reach of a number of popular schooling establishments and within walking distance of Bannatynes Gym. Offered to the market CHAIN FREE and with a NEW BUILD WARRANTY and EPC RATING: A.

This home has been built to a very HIGH STANDARD with energy efficiency in mind, having TRIPLE GLAZED WINDOWS, SOLAR PANEL's to help contribute to cheaper energy bills, AIR SOURCE HEATING, and UNDERFLOOR HEATING to the entire ground floor.

Inside, the well thought-out accommodation is arranged over THREE FLOORS and comprises a welcoming entrance hall, DOWNSTAIRS WC, DUAL ASPECT LOUNGE-DINER with BI-FOLDING DOORS out onto the LANDSCAPED GARDEN, MODERN KITCHEN with INTEGRATED APPLIANCES, first floor landing with THREE GOOD SIZED BEDROOMS and a MODERN FAMILY BATHROOM with shower over bath, whilst to the second floor is a MASTER BEDROOM with access to a SHOWER ROOM. The property has been carpeted to the entire first and second floors, with the bathrooms having wood effect LVT flooring, whilst the ground floor benefits from wood effect LVT flooring throughout.

This is a lovely home, ready to move into. Viewing comes highly recommended, please call the owners agents now to book your appointment.

### **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Opening into:

### **WELCOMING ENTRANCE HALL**

Stairs rising to upper floor accommodation, wood effect LVT flooring with underfloor heating, large under stairs storage cupboard, doors to:

### **DOWNSTAIRS WC**

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin

with mixer tap, Bluetooth LED mirror over basin, extractor for ventilation, down lights, wood effect LVT flooring with underfloor heating, triple glazed window with obscured glass to side aspect.

### **LOUNGE-DINER**

15' x 15'1 max (4.57m x 4.60m max )

Continuation of the LVT wood effect flooring with underfloor heating, down lights, plenty of sockets of which have USB and USB C ports, dual aspect with triple glazed window to side and triple glazed bi-folding doors opening onto the landscaped rear garden, open plan to:

### **KITCHEN**

17'9 x 7'6 (5.41m x 2.29m)

Fitted with a range of eye and base level cupboards, marble effect countertops and matching upstands, inset partially resin one & ½ bowl sink with mixer spray tap, integrated appliances including a dishwasher and washer/dryer, space for tall fridge freezer, induction hob with fitted cooker hood over, waist level double oven and grill, plenty of plug sockets some of which having USB and USB C charging ports, continuation of the wood effect LVT flooring with underfloor heating, down lights, triple glazed window to front aspect.

### **FIRST FLOOR LANDING**

Stairs rising to the second floor, doors opening to:

### **BEDROOM**

13'3 x 7'8 (4.04m x 2.34m)

Inset down lights, plenty of plug sockets some of which having USB and USB C charging ports, radiator, triple glazed window to front aspect.

### **BEDROOM**

11'6 x 7'7 (3.51m x 2.31m)

Inset down lights, plenty of plus sockets some of which having USB and USB C charging ports, radiator, triple glazed window to rear aspect.

### **BEDROOM**

8'3 x 6'9 (2.51m x 2.06m)

Down lights, plenty of plug sockets, radiator, triple glazed window to front aspect.

## **BATHROOM**

P shaped panelled bath with chrome mixer tap and shower attachment over, glass shower screen, vanity enclosed wash hand basin with chrome mixer tap and a Bluetooth LED mirror above, concealed cistern dual flush low level wc, chrome heated towel rail, partially aquaborded walls, down lights, extractor for ventilation, wood effect LVT flooring and a triple glazed window to rear aspect.

## **SECOND FLOOR LANDING**

Radiator, built in cupboard housing the water tank, triple glazed electric Velux window to front aspect, doors to:

## **MASTER BEDROOM**

11'6 x 11'8 (3.51m x 3.56m)

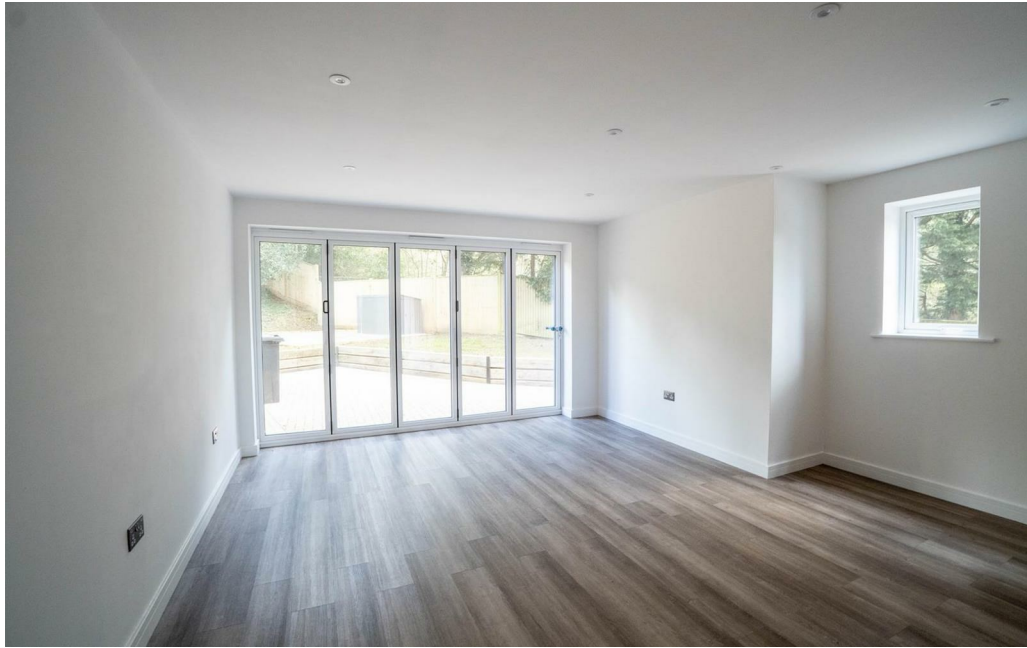
Down lights, built in cupboard, plenty of plus sockets some of which having USB and USB C charging ports, radiator, triple glazed window to rear aspect.

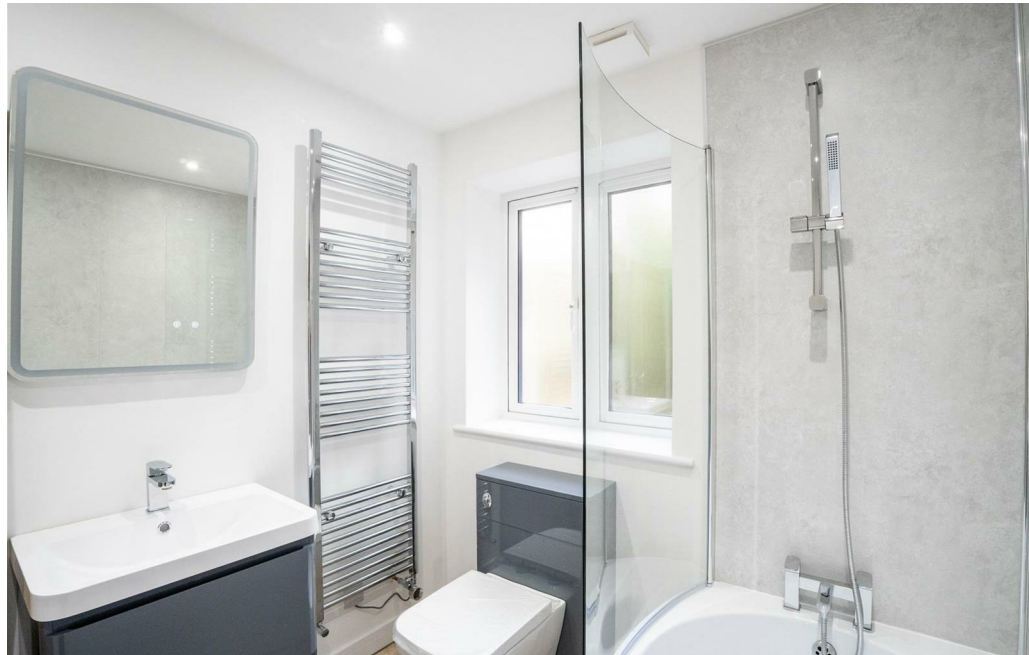
## **SHOWER ROOM**

Corner walk in shower enclosure with chrome shower fixing, waterfall style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap and a Bluetooth LED mirror over, extractor for ventilation, heated towel rail, down lights and wood effect LVT flooring.

## **REAR GARDEN**

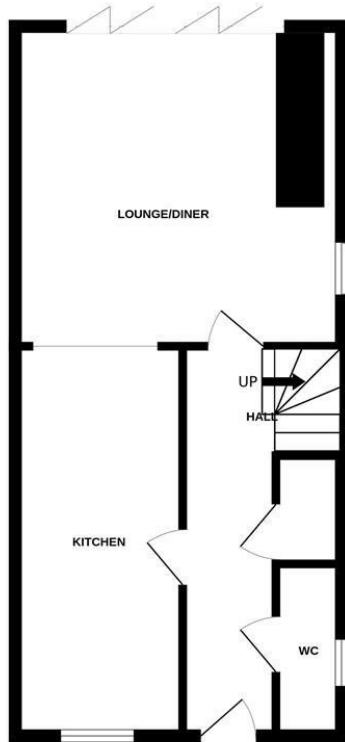
Block paved patio abutting the property and wrapping around the side elevation of the house. There are areas of lawn, in need of some cultivation, with a large sandstone patio offering ample opportunity to sit out and eat al-fresco or entertain, fenced boundaries to the side. There is currently no boundary to the front but this could be closed off and made more secure.



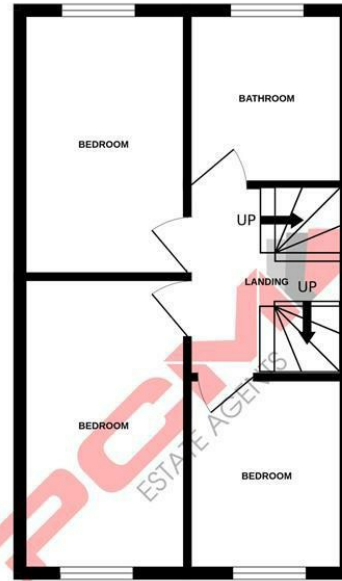




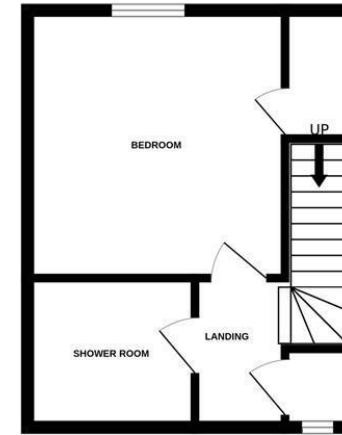
GROUND FLOOR



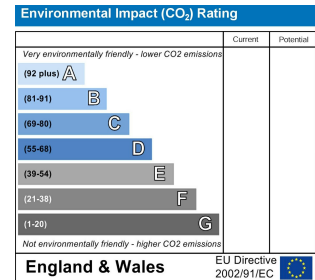
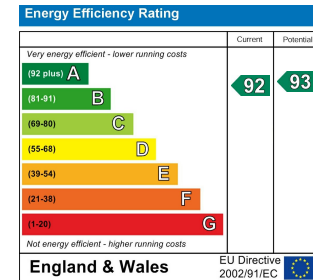
1ST FLOOR



2ND 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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