



29 Beachy Head View,
St Leonards-on-Sea,
East Sussex,
TN38 8EW



29 Beachy Head View

An immaculate detached five bedroom house that provides adaptable accommodation over three floors and enjoys a manageable formal garden and a dedicated kitchen garden with extensive off road parking, a double height garage with roller shutter and car charging point.

Features

DETACHED FAMILY HOUSE

4 EN-SUITES/BATHROOMS

AMPLE PARKING

FORMAL GARDEN

5 BEDROOMS

DOUBLE HEIGHT GARAGE

POPULAR CUL-DE-SAC

KITCHEN GARDEN



Description

This spacious and adaptable five bedroom family home has been improved and upgraded since its original construction in the early 2000s. Presenting adaptable accommodation over three floors the property is ideal for family living and provides a ground floor bedroom suite. On the upper ground floor a recently modernised kitchen/living/family room is set across the back of the house with windows and double doors that take full advantage of the landscaped garden. The sitting room is of excellent proportion and there is an additional bedroom and shower room on this floor. There are three further bedrooms to the second floor, the master with a dressing room and en-suite. The gardens have been carefully laid out and provide a good deal of privacy to the rear. The formal garden area provides a variety of seating areas with a water feature and a manageable level garden with planted borders. Beyond the gardens rise up and back onto Stonebeach Rise and have been set out with raised kitchen garden planters ideal for continued use as a kitchen garden or further planting. Set in a desirable cul-de-sac the property is within easy reach of Battle, the mainline station, Hastings and St Leonards and viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction to Hastings taking the third exit at the Bannatynes roundabout into Stonebeach Rise. Proceed down the hill turning left into Cooden Ledge and then left again into Beach Head View where the property will be found along on the left hand side.

What3Words:///flips.polishing.switch



THE ACCOMMODATION COMPRISES

A covered porch with outside light and panelled door through to

RECEPTION HALL

14' 6" x 7' 0" (4.42m x 2.13m) with stairs rising to upper ground floor with understairs recess and large walk-in cupboard 7' 2" x 7' 0" (2.18m x 2.13m).

UTILITY ROOM

6' 4" x 6' 2" (1.93m x 1.88m) with fitted cabinets, space and plumbing for appliances and stainless steel sink with mixer tap.

GROUND FLOOR BEDROOM

12' 9" x 10' 9" (3.89m x 3.28m) with window to front and door to

EN-SUITE

6' 4" x 6' 0" (1.93m x 1.83m) with tiled floor, part tiled walls and fitted with a corner glazed shower with fixed and hand held shower heads, low level wc and vanity sink unit with heated towel rail to side.

UPPER GROUND FLOOR LANDING

with window to front and staircase rising to the second floor.

KITCHEN/DINING/FAMILY ROOM

30' 9" x 9' 10" (9.37m x 3.00m) with two windows and two glazed double doors opening onto the rear garden, recessed lighting, tiled floor and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating intelligent storage systems, bin storage and dishwasher, space and plumbing for an American style fridge/freezer, fitted double oven and large area of working surface incorporating a 4 burner gas hob with extractor fan above and a 1 1/2 bowl stainless steel sink with mixer tap and drainer. The kitchen opens into the Living/Dining Area with further double doors to the sitting room, also accessed from the hallway

SITTING ROOM

17' 8" x 12' 10" (5.38m x 3.91m) a dual aspect room with a feature marble fireplace with marble hearth and inset electric fire. Double doors return to the kitchen/living area.

SHOWER ROOM

6' 3" x 5' 6" (1.91m x 1.68m) with obscured window to side, tiled floor, part tiled walls and fitted with a corner glazed shower with heated towel rail to side, low level wc and vanity sink unit with mixer tap.





BEDROOM/STUDY

11' 0" x 10' 1" (3.35m x 3.07m) with window to front.

SECOND FLOOR LANDING

with Velux window to front, airing cupboard with slatted shelves.

MASTER BEDROOM

17' 0" x 12' 9" (5.18m x 3.89m) a double aspect room with attractive views opening into the DRESSING ROOM 8' 5" x 5' 9" (2.57m x 1.75m) including two double wardrobes with hanging and shelving and opening to

EN-SUITE

8' 1" x 6' 8" (2.46m x 2.03m) with obscured window to front, tiled floor, part tiled walls and fitted with a corner glazed shower with tiled enclosure, low level wc and vanity sink unit with lit mirror above.

BEDROOM

13' 4" x 10' 1" (4.06m x 3.07m) with window taking in attractive views, double wardrobe.



BEDROOM

11' 9" x 10' 0" (3.58m x 3.05m) with windows taking in views of the garden, large wardrobe with hanging and shelving.

FAMILY BATHROOM

8' 0" x 7' 0" (2.44m x 2.13m) with obscured window to rear, tiled floor, part tiled walls and fitted with a panelled bath with telephone style taps, vanity sink unit, low level wc.

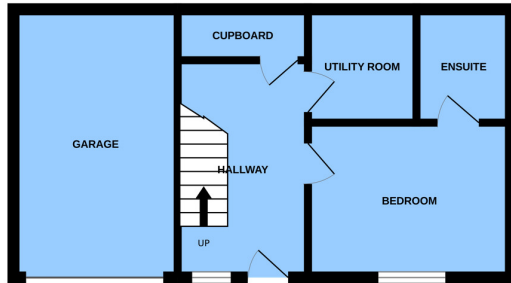
GARAGE

17' 0" x 9' 9" (5.18m x 2.97m) with a double height of 12' 2" with electric roller shutter door, power and light, housing the fuseboard and gas boiler.

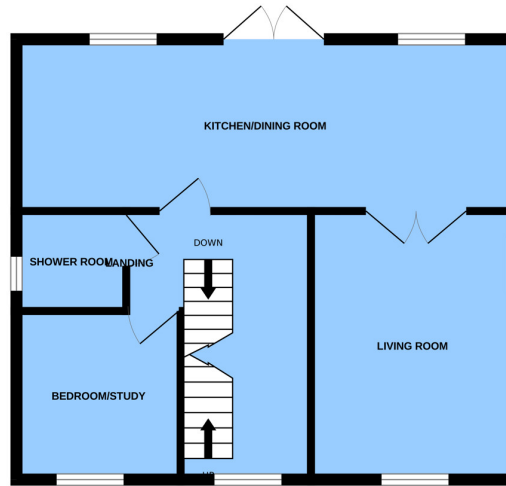
OUTSIDE

To the front is a large area of parking with access to the garage. The front garden is planted with established plants, shrubs and specimen trees. To one side steps rise up with gated access to the rear garden. The rear garden has been landscaped to provide a variety of seating areas with a feature pond, level lawn and established borders. Steps rise up to one side and lead to a tiered kitchen garden area with raised planters that include some fruit trees and houses a greenhouse.

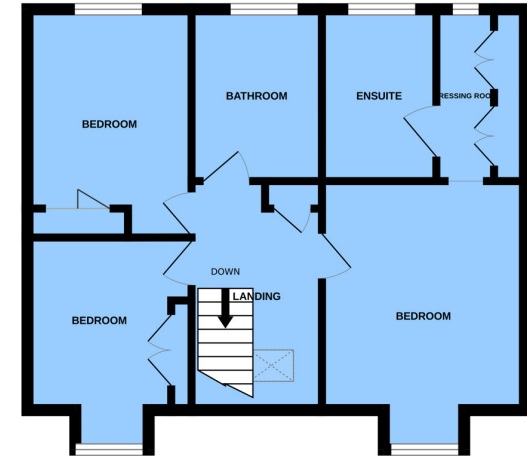
GROUND FLOOR



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.
 Made with Metropix ©2024

