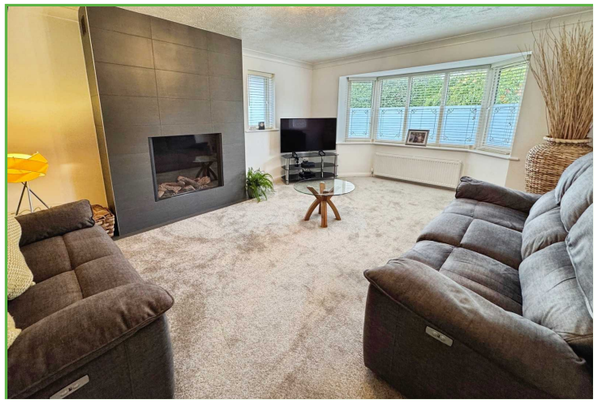


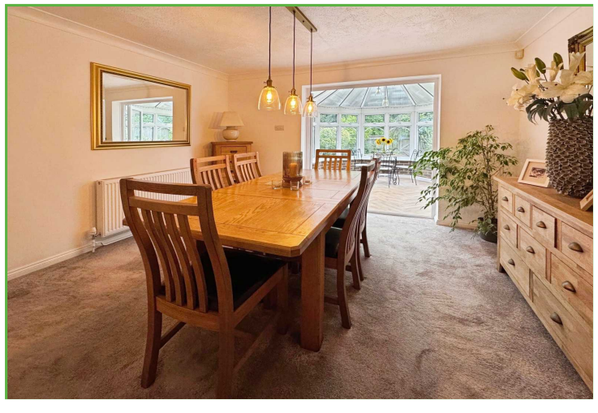














The Beeches, St. Leonards-on-Sea, East Sussex, TN37

Asking Price: £625,000

Tenure: Freehold

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The Property Ombudsman

The Beeches, St. Leonards-on-Sea, East Sussex, TN37

Asking Price: £625,000 Tenure: Freehold

Council Tax Band: F
EPC Rating: C
Local Authority: Hastings Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Located in an exclusive close of only four executive properties hidden away in the popular High Beech development is this four bedroom detached family home. This chain free residence is presented in our opinion to a high standard and benefits from ample parking facilities including driveway and double garage. The rooms are well proportioned and provide large reception spaces to include Triple aspect lounge, Dining room and Conservatory. This home also features a gas central heating system and UPVC Double glazing throughout. Externally there are well maintained mostly laid to lawn southerly facing garden spaces backing onto a green wooded area. This property is sure to suit a variety of buyers and may appeal to families due to its road access to nearby Battle with its range of popular schools.

GROUND FLOOR

Entrance Hall
Wood effect ceramic tiled flooring. Single radiator. Doors leading to Shower room and Kitchen. Wooden glazed double doors to Lounge. Carpeted stairs to first floor landing.

Lounge
21'3" x 13' (6.48m x 3.96m)
Carpeted flooring. Two double radiators. UPVC Double glazed window to side aspects and UPVC Double glazed bay window to front aspect opening through to Dining room.

Dining Room
12'4" x 11'9" (3.76m x 3.58m)
Carpeted flooring. Double radiator. Built in lit under stairs storage cupboard. Double doors leading to Conservatory.

Kitchen
14'3" x 8'11" (4.34m x 2.72m)
Wood effect ceramic tiled flooring. Double radiator. Part metro tiled walls. UPVC Double glazed window to rear aspect. The bespoke high gloss shaker style kitchen comprises a range of wall and base units with a rolled edge work surface over and a matching breakfast bar. Inset one and a half bowl stainless steel sink and drainer. Fitted appliances include a Double oven, hob, extractor and dish washer. Glazed door to utility.

Utility Room
8' x 8'6" (2.44m x 2.6m)
Wood effect ceramic tiled flooring. Single radiator. Wall mounted gas fired boiler. UPVC Double glazed door and window to rear aspect. Range of wall and base units with rolled edge work surface over and a stainless steel sink and drainer inset. Spaces for washing machine, tumble dryer and fridge/freezer. Door leading to double garage.

Shower Room
Wood effect ceramic tiled flooring. UPVC Opaque Double glazed window to front aspect. Part tiled walls. Heated towel rail. The white suite comprises a low level flush w/c, wash hand basin and shower cubicle with glass door and a wall mounted power shower attachment fitted over.

Conservatory
12'3" x 11'1" (3.73m x 3.38m)
Engineered wooden herringbone patterned flooring. UPVC Double glazed windows to various aspects. Double radiator. UPVC Double glazed double doors to side aspect.

FIRST FLOOR

Landing
Carpeted flooring. Single radiator. UPVC Opaque stained glass window to side aspect. Doors leading to bedrooms and shower room. Built in airing cupboard housing hot water tank. Loft hatch to ceiling.

Bedroom 1
17'3" x 15'1" (5.26m x 4.6m)
Carpeted flooring. Double radiator. Range of fitted wardrobes to one wall. Two UPVC Double glazed window to front aspect. Door leading to En-Suite Bathroom.

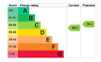
En-suite bathroom
8'8" x 7'5" (2.64m x 2.26m)
Vinyl flooring. Part tiled walls. Heated towel rail. UPVC Opaque Double glazed window to front aspect. The white suite comprises a low level flush water closet, bidet, pedestal wash hand basin and panel enclosed bath with glass shower screen and a wall mounted power shower attachment fitted above.

Bedroom 2
11'6" x 8'4" (3.5m x 2.54m)
Carpeted flooring. Single radiator. Range of built in wardrobes to one wall. UPVC Double glazed window to rear aspect.

Bedroom 3
11'3" x 9'7" (3.43m x 2.92m)
Carpeted flooring. Single radiator. Fitted mirrored wardrobes with sliding doors. UPVC Double glazed window to rear aspect.

Bedroom 4
8'4" x 7'5" (2.54m x 2.26m)
Carpeted flooring. Single radiator. UPVC Double glazed window to rear aspect.

Shower Room
8'6" x 5'4" (2.6m x 1.63m)
Vinyl flooring. Part tiled walls. Heated towel rail. UPVC Opaque Double glazed window to side aspect. The white suite comprises a low level flush w/c, bidet, pedestal wash hand basin and corner shower cubicle with sliding glass doors and a wall mounted power shower attachment fitted over.



For full EPC please contact the branch.

OUTSIDE

Driveway
A tarmac drive providing parking for two vehicles.

Double Garage
18' x 17' (5.49m x 5.18m)
Concrete flooring. Power and Light. Twin roller electric doors with independent remote.

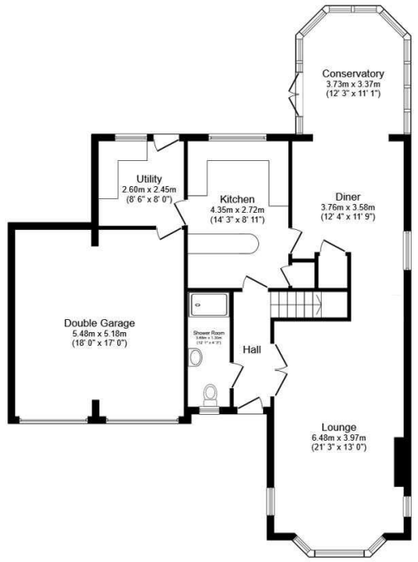
Rear Garden
A south facing established well kept fence and hedge enclosed garden. part paved but predominantly laid to lawn with established planting to borders. Detached summer house and timber storage shed. Side access gate.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area: 194.1 sq.m. (2,090 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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