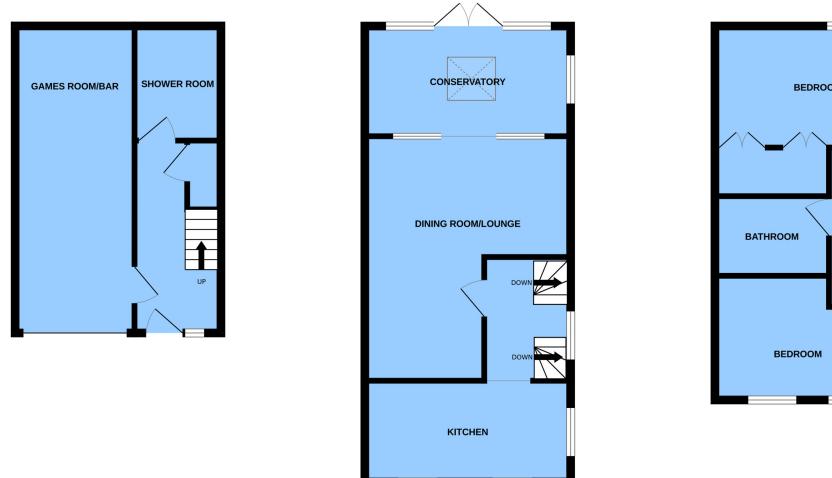


GROUND FLOOR 1ST FLOOR 2ND FLOOR 3RD FLOOR



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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1 Gillsmans Coppice, Gillsmans Hill, St Leonards-on-Sea, East Sussex TN38 0FY

£320,000  
freehold

Viewing is recommended to appreciate this immaculate four storey town house that is finished to an exacting standard providing adaptable accommodation with three bedrooms and a large living room that opens into a garden room extension. There is off road parking, a converted integral garage and patio garden. No Chain.

Semi-Detached Town House

Four Storey Property Convenient Location

3 Bedrooms Car Charging Point

Off Road Parking  
No Chain

### Description

This attractive four storey town house presents brick and colour wash rendered elevations with double glazing and gas central heating. The adaptable accommodation is laid out over four floors, all finished to an exacting standard and approached over a large reception hall. The garage has been converted to a games room and there is also a ground floor shower room/utility room. To the upper ground floor a large open plan living room leads into a garden room extension with atrium roof with bi-fold doors that open to the garden. The contemporary hi-gloss kitchen has integrated appliances with quartz working surfaces and over the first and second floor are three further bedrooms and a luxury bathroom. Presented in exceptional decorative order the property has tasteful wall coverings with fitted blinds and enjoys double glazing and gas central heating throughout. Externally there is parking in front of the property and a delightful enclosed patio garden with gazebo. Viewing is highly recommended.

NOTE: We are advised the communal driveway is shared between the four properties.

### Directions

Proceed towards Hastings on the A2100 and at the Bannatynes roundabout proceed along The Ridge to the next roundabout and bear right onto Queensways. Proceed down and over the next roundabout and continue all the way along Queensway to the Wishing Tree roundabout. Take the second turning into Gillsmans Hill and proceed along and up the hill and shortly before the top of the hill turn left into Stone Court and Gillsmans Coppice will be found on the right hand side. What3Words://opera.mount.match

### THE ACCOMMODATION

with approximate room dimensions comprises:

### COVERED PORCH

with car charging point, panelled and glazed door through to

### RECEPTION HALL

15' 7" x 6' 0" (4.75m x 1.83m) with stairs rising to first floor landing, large understairs cupboard.

### SHOWER ROOM

8' 10" x 6' 0" (2.69m x 1.83m) fitted with a corner glazed shower, vanity sink unit with concealed cistern wc with cabinets above, cupboard providing space and plumbing for washing machine and tumble dryer (included in the sale). Heated towel rail.

### GARAGE

20' 0" x 8' 0" (6.10m x 2.44m) insulated, power and light, fitted bar unit. Note - the garage doors are still in place. Access to store room.

### FIRST FLOOR LANDING

with stairs rising to second floor.

### LIVING/DINING ROOM

20' 1" x 8' 2" (6.12m x 2.49m) widening to 15' 5" an impressive room with laminate flooring and opening through to the



### GARDEN ROOM

11' 6" x 9' 9" (3.51m x 2.97m) with window and bi-fold doors onto the patio and garden, recessed lighting, glazed roof lantern, laminate flooring.

### KITCHEN

15' 4" x 7' 0" (4.67m x 2.13m) a dual aspect room with laminate flooring and fitted with a comprehensive range of hi-gloss base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, fridge/freezer and double oven with an extensive area of granite working surface incorporating a 1 1/2 bowl acrylic sink with mixer tap and etched drainer, a four burner gas hob with extractor fan above. Wall mounted gas fired boiler.

### SECOND FLOOR

with stairs to third floor.

### MAIN BEDROOM

15' 5" x 12' 5" (4.70m x 3.78m) with window to rear.



### BATHROOM

8' 7" x 6' 5" (2.62m x 1.96m) with laminate flooring and fitted with a large corner glazed shower with fixed and hand held shower heads, concealed cistern wc and vanity sink unit with cupboards above, panelled bath, heated towel rail.

### BEDROOM

15' 5" x 9' 0" (4.70m x 2.74m) with windows to front.



### TOP FLOOR LANDING

with space for desk.

### BEDROOM

16' 2" x 11' 5" (4.93m x 3.48m) with laminate flooring, eaves storage.

### OUTSIDE

The property is approached over a block paved driveway shared with the adjoining properties to parking in front of the garage. A gate leads to the side with steps to the rear garden with a variety of storage sheds. Steps rise up to an attractive paved garden with gazebo and external lights.



### COUNCIL TAX BAND

Hastings Borough Council  
 Band D - £2,554.14

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

### Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.