



817 The Ridge, St Leonards-on-Sea, East Sussex, TN37 7PX

Stunning 5/6 Bed Family Home offers versatile accommodation £769,950





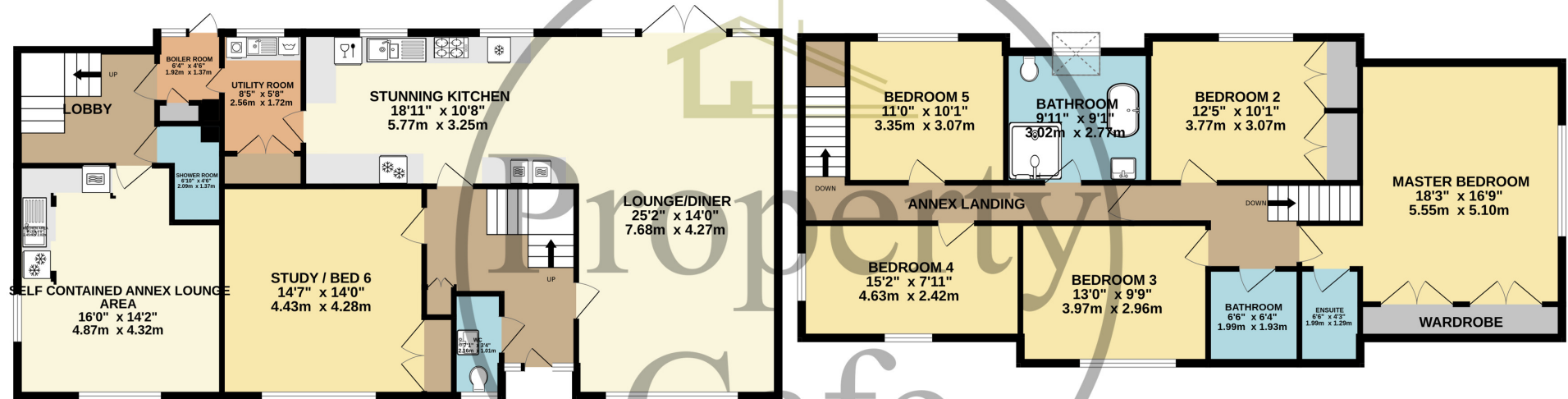
The Property Café is delighted to offer for sale this spacious & immaculately presented 5/6 bedroom detached family home that offers versatile accommodation with ample family living space with the substantial self contained annexe offering excellent income potential or indeed separate dual living/sub letting options. As one property this 6 bedroom house offers beautifully presented accommodation throughout with a stunning heated swimming pool to the rear. Internally the accommodation comprises of an immaculate inner entrance hall, study (Bed 6), cloakroom W.C, a stunning extended kitchen/dining with built in appliances, separate utility room, a spacious dual aspect reception room. On the first floor there are in total x5 family bedrooms, a master bedroom with en-suite, a separate modern shower room and stunning family bathroom. **As the adjacent floor plan will illustrate property offers the option of: A Self contained split level annex with lobby area, shower room and lounge/kitchen and two first floor bedrooms.** Externally to the front there is a there is a large driveway with extended parking and lovely South facing garden with the heated swimming pool. **For any additional information or indeed to arrange to view please contact our sales team on 01424 24488.**

Follow The Link For additional info <https://www.airbnb.com/slink/fJzNMtN3>



GROUND FLOOR
1304 sq.ft. (121.2 sq.m.) approx.

1ST FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA : 2411 sq.ft. (224.0 sq.m.) approx.

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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Kitchen - 5.23m x 3.23m (17'2 x 10'7) - Double glazed windows to rear, high quality range of contemporary matching wall and base units with quartz work surfaces over, Neff induction hob cooker hood set above, Neff electric oven and grill, AEG coffee machine, integrated dishwasher, integrated washing machine, stainless steel sink unit with side drainer and spring neck mixer tap, quartz splashbacks, integrated wine cooler, tiled composite flooring, ceiling spotlights, coved ceiling, return door to the entrance hall, door leading through to: **Utility Room - 2.51m x 1.88m (8'3 x 6'2)** - Double glazed window to rear, base unit with granite work surface over, sink unit with side drainer and mixer tap, radiator, tiled floor, space and plumbing for washing machine, built in cupboards, door leading through to the self contained annexe (described later).





As one property this is a substantial 5/6 bedroom family home that offers beautifully presented accommodation throughout with a stunning heated swimming pool to the rear. Internally the accommodation comprises of an immaculate inner entrance hall, study (Bed 6), cloakroom W.C, a stunning extended kitchen/dining with built in appliances, separate utility room, a spacious dual aspect reception room. On the first floor there are in total x5 family bedrooms, a master bedroom with en-suite, a separate modern shower room and stunning family bathroom. As the adjacent floor plan will illustrate property offers the option of: A Self contained split level annex with lobby area, shower room and lounge/kitchen and two first floor bedrooms. Externally to the front there is a large driveway with extended parking and lovely South facing garden with the heated swimming pool. For any additional information or indeed to arrange to view please contact our sales team on 01424 24488

- Substantial 5/6 Bedroom Family Home
- Versatile & Flexible Accommodation
 - Self contained split level annex
- Beautifully Presented Decor Throughout
 - Stunning Fully Equipped Kitchen
- Spacious Dual Aspect Reception Room
- Annex Offers Excellent Income Potential
 - South Facing Rear Garden
- Master Bedroom With En-Suite & Fitted Wardrobes

- Ground Floor Study (Bed 6)
- Stunning Family Bathroom
- Idea Dual Living Family Home
- Spacious & Immaculate Throughout
- Heated Swimming Pool With Shower
- Ample Off Road Parking To The Front
 - Viewing Highly Recommended
- For additional details call (01424) 224488

www.propertycafe.co



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