

Campbell's Estate Agents  
 74 High Street, Battle, East Sussex TN33 0AG  
 tel: 01424 774774  
 email: info@campbellsproperty.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



19 Stonebeach Rise, ST LEONARDS-ON-SEA, East Sussex TN38 8EN **£599,950 freehold**

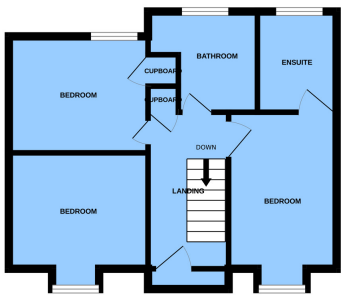
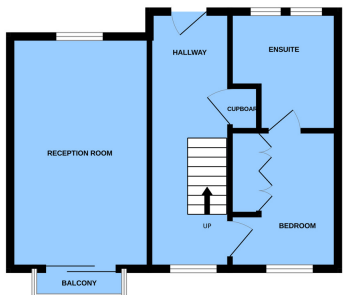
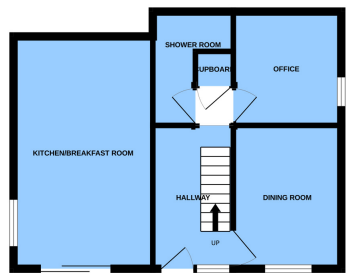
Set in a popular residential location is this four/five bedroom detached family home that offers spacious and adaptable accommodation laid out over three floors with a large double garage, enclosed gardens and south easterly views.

- Detached Family Home
- 2/3 Reception Rooms
- 4/5 Bedrooms
- Bathroom and 2 En-Suites
- Large Double Garage
- Enclosed Garden
- Popular Location
- South Easterly Views

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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## Description

Viewing is essential to appreciate this detached 4/5 bedroom family home that offers adaptable accommodation set out over three floors. All the rooms are of generous proportions, arranged around a large reception hall. The principle reception room has sliding doors leading out onto a railing enclosed balcony that enjoys the south easterly views. The kitchen offers ample space for a breakfast table, and there are two additional reception rooms, one that can be used as a bedroom in conjunction with a separate shower room. The master bedroom is located on the upper ground floor with an en-suite and built in wardrobe and to the first floor are three double bedrooms, one with its own en-suite, as well as a family bathroom. The property is approached over a shared driveway that leads to a parking area and large double garage. To the side of the garage is a timber shed and to the rear is an area of lawn that offers a good deal of privacy with a variety of seating areas. Located in a popular residential setting the house is just a short drive from Battle and the mainline station.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings. At the Bannatynes roundabout take the third exit into Stonebeach Rise and proceed down where the property will be found down on the left hand side.

What3Words:///trend.chariots.target

## THE ACCOMMODATION COMPRISES

Door to

## RECEPTION HALL

22' 0" x 6' 1" (6.71m x 1.85m) with stairs leading to lower and upper floors, window to rear, cupboard with hanging and shelf.

## LIVING ROOM

22' 0" x 11' 8" (6.71m x 3.56m) a dual aspect room with sliding doors onto railing enclosed balcony, central limestone fireplace with inset electric fire.

## MASTER BEDROOM

15' 1" x 11' 9" (4.60m x 3.58m) with window taking in views to the rear, range of wardrobes and door to



## EN-SUITE

9' 5" x 8' 3" (2.87m x 2.51m) with tiled floor, part tiled walls and fitted with a panelled bath with telephone style taps, pedestal wash hand basin, low level wc and tiled enclosed shower with glazed door.

## LOWER GROUND FLOOR

with glazed door to decking and garden.

## KITCHEN

22' 7" x 11' 9" (6.88m x 3.58m) max with sliding doors to garden and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, space for fridge/freezer and fitted double oven. There is a large area of hardwood working surface incorporating a 5 burner gas hob with extractor fan above and a 1 1/2 bowl enamel sink with mixer tap and drainer.

## DINING ROOM

15' 1" x 11' 9" (4.60m x 3.58m) with window looking out onto garden.

## BEDROOM/STUDY

11' 9" x 8' 10" (3.58m x 2.69m) with window to side.

## SHOWER ROOM

6' 4" x 6' 3" (1.93m x 1.91m) with recessed lighting, low level wc, pedestal wash hand basin with tiling behind and shower enclosure.

## FIRST FLOOR LANDING

with Velux window, eaves storage cupboard.

## BEDROOM 2

14' 6" x 11' 7" (4.42m x 3.53m) a dual aspect room with window taking in views to the rear.



## EN-SUITE

8' 10" x 5' 3" (2.69m x 1.60m) with window to front and fitted with a low level wc, pedestal wash hand basin, heated towel rail and shower cubicle.

## BEDROOM

11' 9" x 11' 4" (3.58m x 3.45m) with window taking in views to the rear.

## BEDROOM

11' 8" x 9' 8" (3.56m x 2.95m) with window to front, wardrobe.

## FAMILY BATHROOM

with tiled floor, part tiled walls and fitted with a white panelled bath with telephone style taps, low level wc, pedestal wash hand basin and shower cubicle.

## DOUBLE GARAGE

18' 6" x 18' 6" (5.64m x 5.64m) with two sets of up and over doors, power and light.

## OUTSIDE

To the front of the property a shared driveway leads to a private area of parking with access to the double garage. To the side of the garage is a raised area of decking with lighting and a timber shed and to the other side steps lead down to the rear garden. To the rear of the property is fence enclosed garden with planted borders boasting an array of plants, shrubs and specimen trees with an area of lawn and three areas of decking.



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.