



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Sandwich Drive, St Leonards-on-Sea, East Sussex TN38

£475,000  5 Bedroom  2 Bathroom  3 Reception



AT A GLANCE...

Located in a popular location in an elevated position with far-fetching views, we are delighted to offer for sale this generously sized detached house. The house offers spacious accommodations, which include; a large living room with double doors opening to the dining room. The fitted kitchen features matching wall and base units with integrated appliances, including an oven and hob, and there is space for additional appliances. An integral door from the kitchen leads into the garage, and the adjacent dining room leads into the conservatory. The first floor features a stunning master suite featuring a Juliet balcony, built-in wardrobes, and an en-suite shower room. In addition, there are three double bedrooms, one single bedroom and a family bathroom. Furthermore, the property benefits from gas central heating and double glazing.



23 Sandwich Drive, St Leonards-on-Sea,
East Sussex, TN380XJ

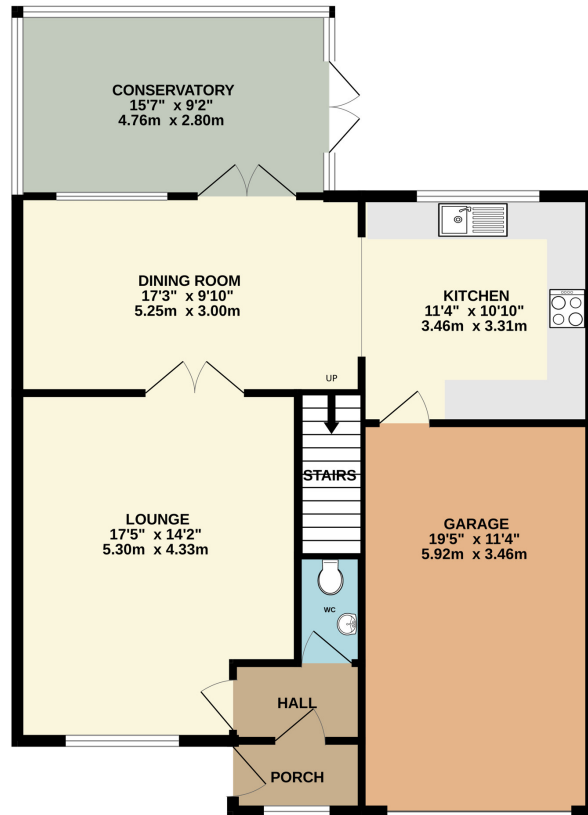
 5 Bedroom  2 Bathroom  3 Reception

Key Features:

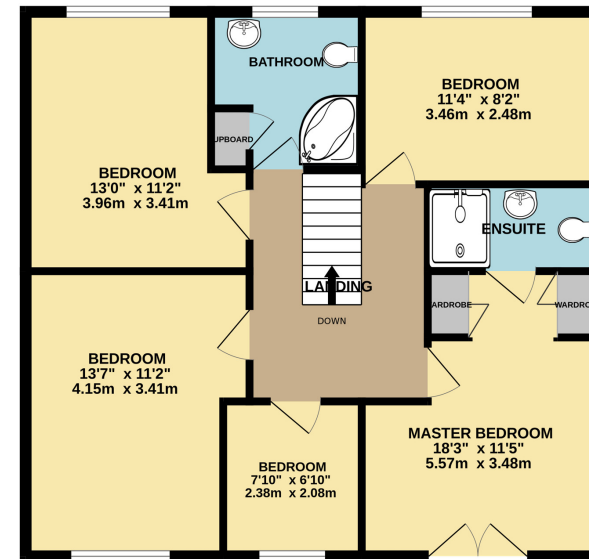
- Spacious Detached House
- Two Bathrooms
- Large Integral Garage & Off Road Parking
- Double Glazing & Gas Central Heating
- Five Bedrooms
- Three Reception Rooms
- Far Fetching Views
- Popular St Leonards Location


BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.5 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.
Made with Metropix ©2024

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	85
A		
(81-91)		
B		
(69-80)		
C	70	85
(55-68)		
D		
(39-54)		
E		
(21-38)	70	85
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Outside

There is a small area of lawn to the front of the property and off-road parking. The substantial rear garden is laid to lawn with a variety of well-established trees, shrubs and plants. There is a patio area ideal for alfresco dining and side access to the front of the property.

Location

The property is located in a popular residential area of St Leonards. Close by you will find supermarkets, transport links and Schools for all ages. Access on to the A21 is not far away, as well as the Conquest Hospital.

23 Sandwich Drive, St Leonards-on-Sea,
East Sussex, TN380XJ

5 Bedroom 2 Bathroom 3 Reception

BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS