

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

# Campbell's

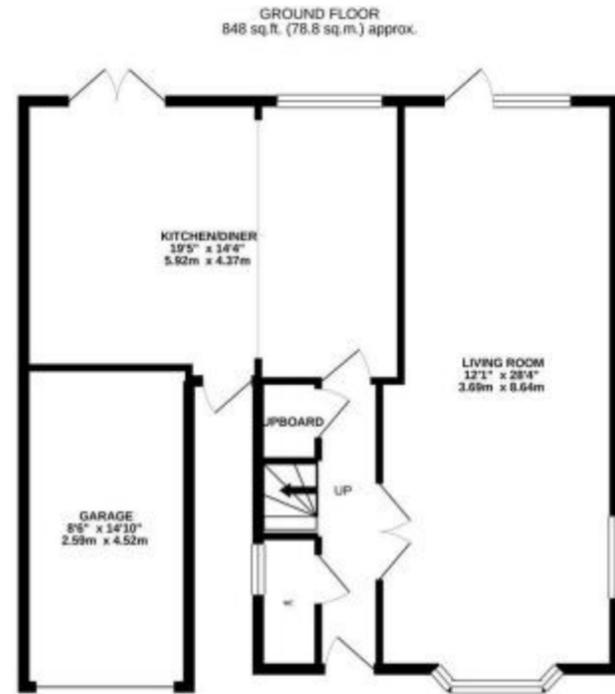
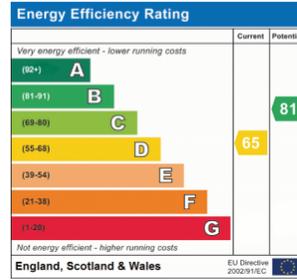
your local independent estate agent

www.campbellsproperty.co.uk

# Campbell's

your local independent estate agent

www.campbellsproperty.co.uk



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, fixtures, fittings 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 structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreps 02021



20 Applewood Close, St Leonards-on-Sea, East Sussex TN37 7JS

**£435,000 freehold**

An immaculately presented family home situated in an attractive cul-de-sac with four bedrooms, a garage and a good size South facing rear garden.

Link Detached House  
Off-Road Parking

Four Bedrooms  
Garage

Kitchen/Dining Room

Good size Garden

## Description

An attractive white washed link detached family home that is presented in immaculate order throughout. The open plan kitchen/dining area is a particularly sociable space with modern fitted kitchen, fully integrated with Bosch appliances and double doors leading out into a very well maintained south facing rear garden with a useful home office/workshop. The bedrooms are all of a good size and to the rear enjoy distant sea views across the rooftops of St Leonards. The property is situated close to local amenities, supermarkets, schools and extensive recreational facilities and offers links to the A21 and St Leonards mainline railway station with services to London Charing Cross.

## Directions

If approaching St Leonards on the A21, pass Sainsburys on the right hand side, continue along onto Sedlescombe Road North. At the first mini roundabout bear left onto Harrow Lane and then turn right into Applewood Close where the property will be found on the right hand side.

## GROUND FLOOR

### ENTRANCE HALLWAY

Wood effect ceramic tiles, enclosed radiator, large under stairs storage cupboard housing meters and fuseboard, stairs leading to the first floor landing, door to kitchen and double doors into the living room.

### CLOAKROOM

With window to the side of the property, wc, vanity unit incorporating sink with cupboard beneath, tiled splash back, radiator, wood effect ceramic tiles.

### KITCHEN/DINING ROOM

19' 4" x 13' 10" (5.89m x 4.22m) A delightful double aspect room with window and double doors giving access and views to the garden and a courtesy door leading to side passage and garage. The kitchen area has a variety of grey Shaker style units incorporating wall mounted cupboards and base units with drawers, one and a half bowl sink drainer unit with mixer tap over, wooden work surfaces with metro tiled splash back surround, recessed lighting to ceiling, integrated dishwasher, four ring ceramic Bosch hob with extractor hood over, integrated Bosch oven, grill and microwave and an integrated Bosch fridge/freezer, central island incorporating cupboards with wooden work surface, The dining area has wood effect ceramic tiled floor, recessed lighting to ceiling, French doors into garden.

From the hallway there are double glass paned doors into the

## LIVING ROOM

26' 0" x 12' 0" (7.92m x 3.66m) a wonderful bright triple aspect room with bay window to the front and aspect to the rear and side, television aerial point, telephone point.



FROM THE HALLWAY THERE IS A TURNED STAIRCASE, WITH WINDOW TO THE SIDE, WHICH GIVES ACCESS TO THE

### FIRST FLOOR LANDING

Loft hatch, door to

## BEDROOM ONE

12' 0" x 10' 7" (3.66m x 3.23m) A double aspect room with windows to the front and side, two built in double wardrobes.



## BEDROOM TWO

10' 7" x 10' 7" (3.23m x 3.23m) Window to the rear of the property with views over the town to the sea, there is a telephone point, television aerial point, built in cupboard housing Worcester boiler.

## BEDROOM THREE

8' 10" x 6' 7" (2.69m x 2.01m) Window to the rear with brief sea views.

## BEDROOM FOUR

8' 11" x 9' 1" (2.72m x 2.77m) max. large over stairs storage cupboard and window to the front of the property.

## FAMILY BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m) Panelled bath with chrome shower fitting, pedestal wash hand basin, wc, tiled floors and walls, heated towel rail, recessed lighting to ceiling and window to the side of the property.

## OUTSIDE

To the front, the property is approached via a block paved driveway which provides off-road parking for two vehicles and an area of lawn.



## GARAGE

With manual up-and-over door and courtesy door to the side.

## REAR GARDEN

There is gated access down both sides of the property to the rear garden, which is beautifully maintained and has a large raised paved terrace. There are steps down onto a lawned area with raised beds on one side, an established border on the other, fence enclosed with an OFFICE/STUDIO currently being utilised for additional storage.



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.