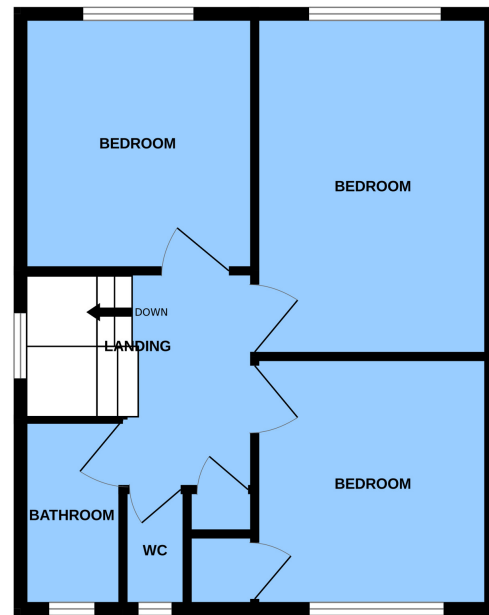
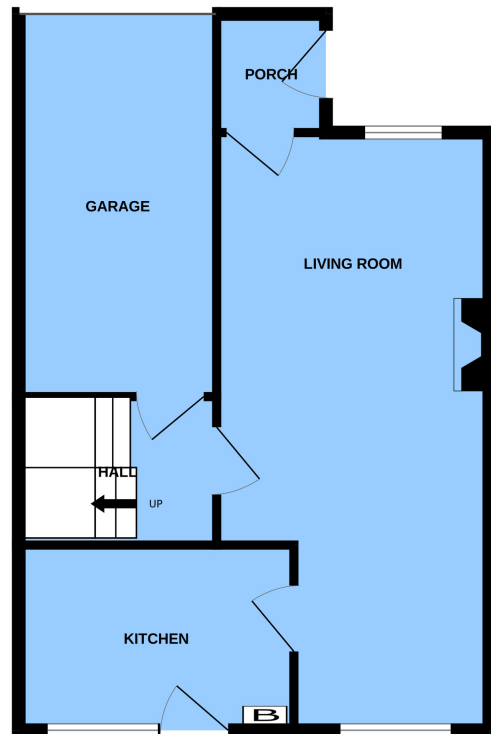


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

GROUND FLOOR

1ST FLOOR



11 Crecy Close, ST LEONARDS-ON-SEA TN37 7QN

£360,000 freehold

A very well presented 3 bedroom detached family home with a south facing garden, parking and garage in a quiet cul-de-sac location.

Detached Home

3 Double Bedrooms

Garage and Parking

Well Presented Kitchen

Front and Rear Gardens

Cul de Sac Location

Living/Dining Room

Between Battle and Hastings

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

Situated in a quiet cul de sac this well presented family home enjoys a large double aspect reception room, 25 ft in length, centered around a working fireplace. The kitchen is modern, of a Shaker style and enjoys an aspect over the south facing garden. To the first floor there are three generous double bedrooms, modern bathroom and separate WC. Externally the property enjoys ample parking and a garage and to the rear is a well presented and well stocked garden with a useful shed. Although the property enjoys a quiet location it is very well placed for local amenities including supermarkets, gym and sites of historical interest. There is access to a mainline station in Battle with services to London Charing Cross. The area is generally well served for schools, both comprehensive and private at primary and secondary levels as well as Hastings and Bexhill Colleges.

## Directions

From Battle travel south along Hastings Road to The Ridge. Taking the 2nd exit at the roundabout by Bannatynes Health Club and then take the first right into Fletcher Avenue and then the 2nd left into Crecy Close where the property will be found shortly along on the right hand side.  
What3Words: ///small.rents.chart

## THE ACCOMMODATION

with approximate room dimensions, is approached via step up to front door to BRIEF ENTRANCE PORCH with solid wood flooring, power points, secondary door into

## RECEPTION ROOM

25' 7" x 10' 8" (7.80m x 3.25m) narrowing to 7' 11" (2.41m) a double aspect room with windows to front and rear, centered around a working fireplace with red brick surround, slate hearth and wooden mantle, television aerial point, telephone point, solid wood flooring, door into



## KITCHEN

10' 8" x 7' 9" (3.25m x 2.36m) Window and door into the rear garden, variety of wall and base mounted units in a Shaker style incorporating cupboards and drawers with granite effect work surfaces, stainless steel sink drainer unit with mixer tap, tiled splash back surround, four ring gas hob with electric oven under and extractor hood, space and plumbing for washing machine and spaces for a dishwasher and fridge, wall mounted gas boiler, tiled floor.

From the reception room a glass panelled door leads into a BRIEF INNER HALLWAY with a turned staircase giving access to the FIRST FLOOR LANDING, under stairs storage cupboard, courtesy door into the garage.

## FIRST FLOOR LANDING

Window to the side, airing cupboard, loft access.



## WC

With window to the rear, tiled floor, partly tiled walls, WC and wash hand basin.

## BEDROOM 1

11'10" x 10'2" (3.38m x 3.1m) Window to the front of the property, television aerial point.



## BEDROOM 2

14'6" x 8' 9" (4.42m x 2.67m) Window to the front of the property, television aerial point.

## BEDROOM 3

11' x 8'9" (3.35m x 2.67m) Window to the rear, built in cupboard.

## BATHROOM

7' 11" x 4' 8" (2.41m x 1.42m) Window to the rear of the property, pedestal wash basin, panelled bath with electric shower over, partly tiled walls and floor.

## GARAGE

16' 10" x 7' 11" (5.13m x 2.41m) Manual up-and-over door, power and light.

## OUTSIDE

The property has ample off-road parking for several vehicles and there is a well presented area of front garden. A gated side access leads through to the rear garden with a patio area and the remainder laid to lawn, fence enclosed and interspersed with mature trees and shrubs. Outside tap and two power points. Steps up to the kitchen.

## COUNCIL TAX

Hastings Borough Council  
Band D - £2,437.47

**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.