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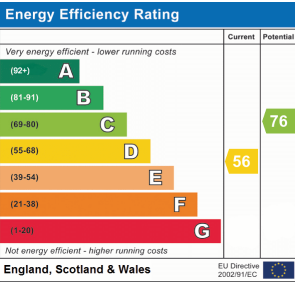
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3 Eisenhower Drive, St Leonards-on-Sea, East Sussex TN37 7TQ **£375,000 freehold**

A three bedroom detached family home that occupies a cul de sac within this popular residential development enjoying far reaching views, enclosed garden and single garage. Chain Free.

- |                      |              |                        |                  |
|----------------------|--------------|------------------------|------------------|
| Detached Family Home | 3 Bedrooms   | Kitchen/Breakfast Room | Off-road Parking |
| Garage               | Conservatory | Chain Free             |                  |



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## Description

An attractive detached three bedroom family home that presents brick and tile hung elevations below a tiled roof with UPVC double glazing and gas central heating throughout. Inside the accommodation is laid out around a large open-plan living/dining room which leads into a conservatory that takes in views of the garden. The kitchen also provides access to a separate utility room and to the first floor are three good sized bedrooms with a separate family bathroom. Outside is a low maintenance area of garden which is enclosed and there is a driveway that provides access to a single garage. Offered to the market chain free.

## Directions

From the Bannatynes roundabout, proceed along Battle Road turning right into Washington Avenue and then right again, then take the first left into Eisenhower Drive where the property will be found on the left hand side.  
What3Words: ///squirted.quality.salon

## COVERED PORCH

With outside light and double glazed door to

## ENTRANCE HALL

6' 0" x 3' 2" (1.83m x 0.97m) With door to

## GROUND FLOOR WC

With high level window, fitted with low level wc and wash hand basin, tiled splash back.

## LIVING/DINING ROOM

29' 2" x 10' 0" (8.89m x 3.05m) widening to 18' 5" (5.61m) With staircase rising to first floor landing. A triple aspect room with sliding doors to conservatory, open brick fireplace and door to

## CONSERVATORY

10' 10" x 8' 4" (3.30m x 2.54m) Of double glazed construction on a brick base.



## KITCHEN

13' 0" x 8' 1" (3.96m x 2.46m) With window to rear. Fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances and a working surface incorporating a one and a half bowl stainless steel sink with drainer.

## UTILITY ROOM

7' 10" x 5' 3" (2.39m x 1.60m) With window and glazed door to rear, fitted with kitchen cabinets with space and plumbing for washing machine and stainless steel sink with mixer tap and drainer, wall mounted gas fired boiler.

## FIRST FLOOR LANDING

Airing cupboard, loft access, window to the side.

## BEDROOM

9' 8" x 7' 5" (2.95m x 2.26m) With window to rear.



## BEDROOM

12' 8" x 10' 10" (3.86m x 3.30m) With window to rear, large built in double wardrobe with hanging shelves.

## BEDROOM

13' 6" x 11' 1" (4.11m x 3.38m) A double aspect room with window to front, built in double wardrobe with hanging and shelving.

## BATHROOM

6' 1" x 5' 7" (1.85m x 1.70m) With obscured window, part tiled and fitted with a coloured suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc.

## OUTSIDE

The property has a small area of driveway that leads up to the garage. A gate leads to the side and rear. To the rear is a paved garden, hedge enclosed with planted borders.



## GARAGE

17' 3" x 8' 2" (5.26m x 2.49m) Door to side, power and light, access to loft store above which has a photography dark room.

## COUNCIL TAX

Hastings Borough Council  
Band C £2,554.14

**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.