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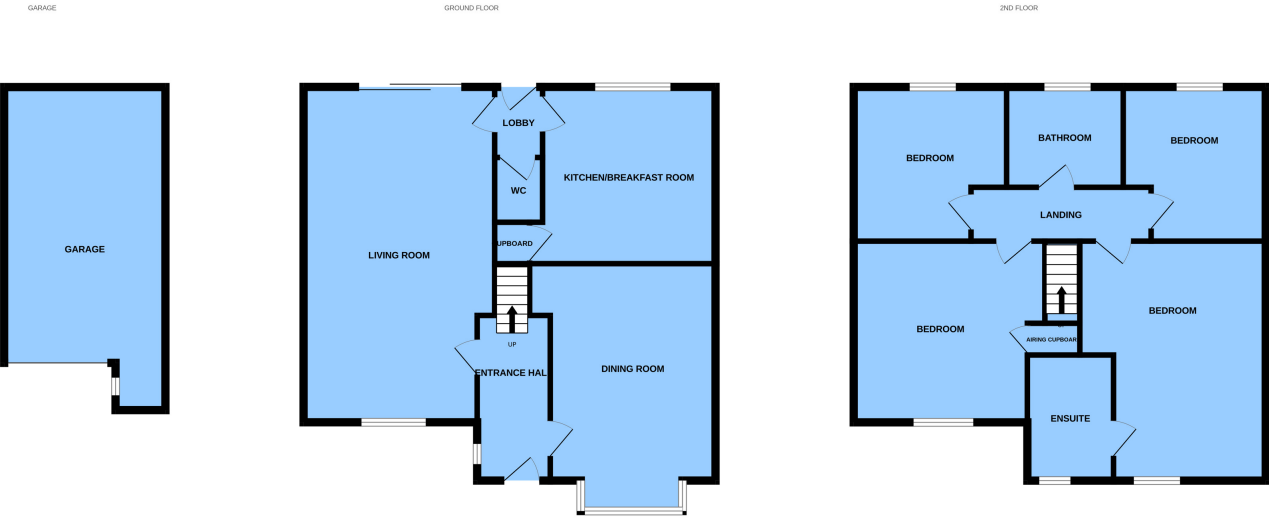
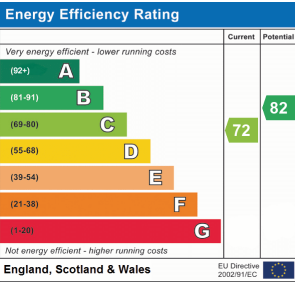
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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21 Copper Beeches, St Leonards-on-Sea, East Sussex TN37 7RR **£440,000 freehold**

A detached four bedroom family home that occupies a popular cul-de-sac providing immaculate accommodation over two floors with an enclosed garden, off-road parking and integral garage.

- | | | | |
|----------------------|-------------------------|-------------------|--------------------|
| Detached Family Home | 4 Bedrooms | 2 Reception Rooms | 2 Bathrooms |
| Integral Garage | Enclosed Private Garden | Popular Location | High Specification |

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Description

This well situated detached four bedroom family home occupies a popular cul de sac off of Old Roar Road and viewing is highly recommended to appreciate the spacious rooms and immaculate presentation. The well planned accommodation provides a dual aspect living room with Bio-Ethanol fireplace. The kitchen is fully fitted with contemporary high gloss units and the property has the benefit of a separate reception room/dining room. There are four generous bedrooms, the main with an en-suite as well as a separate family bathroom, both of which have recently been modernised and the whole enjoys double glazing and gas central heating. The rear garden is enclosed, offering a good deal of privacy, and to the front is a driveway and large garage.

NOTE: Old Roar Company Limited own Old Roar Road and residents pay £49.50 per annum for insurance of the road.

Directions

Travelling into Hastings on the A21 passing Sainsburys on your right, continue over the first two mini roundabouts and just before reaching the big roundabout turn left into Old Roar Road. Take the second right into Tall Ash Drive and right again into Copper Beeches where the property will be found shortly along on the left hand side.
What3Words:///luxury.tell.film

THE ACCOMMODATION

With approximate room dimensions, is approached via

COVERED PORCH

With panelled and glazed door to

ENTRANCE HALL

Staircase rising to first floor landing.

LIVING ROOM

21' 10" x 9' 7" (6.65m x 2.92m) Enjoying a double aspect with sliding doors to patio and garden, central Bio-Ethanol fireplace with recess above for wall mounted television.

WC

Fitted with a low level WC, wash hand basin.

KITCHEN

12' 7" x 9' 4" (3.84m x 2.84m) Window taking in views of the garden, tiled floor, fitted with a comprehensive range of high gloss base and wall mounted kitchen cupboards incorporating cupboards and drawers with integrated fridge/freezer, built in oven and microwave. There is a large area of working surface incorporating sink with mixer tap and drainer, four burner gas hob with extractor fan above, fitted breakfast bar. Door opens to

DINING ROOM

12' 4" x 10' 3" (3.76m x 3.12m) Also accessed from the hallway, box bay window taking in views to the front.

Rear hall with glazed door to garden.



FIRST FLOOR LANDING

With loft access, doors to

BEDROOM

11' 10" x 10' 7" (3.61m x 3.23m) Window to front, airing cupboard with slatted shelving.

BEDROOM

9' 8" x 8' 5" (2.95m x 2.57m) Window to rear.

BEDROOM

9' 10" x 8' 3" (3.00m x 2.51m) with window to rear.

MASTER BEDROOM

15' 0" x 8' 5" (4.57m x 2.57m) widening to 10' 6" (3.20m) window to front, door to



EN-SUITE

7' 10" x 5' 6" (2.39m x 1.68m) Obscured window to front, fitted with a concealed cistern WC with cabinets to side, large shower enclosure with glazed screen and fixed and hand held shower heads.

FAMILY BATHROOM

7' 2" x 6' 0" (2.18m x 1.83m) With obscured window to rear, part tiled walls, fitted with a white panelled bath with mixer tap, shower attachment and heated towel rail above, concealed cistern WC, mirror with light.

GARAGE

21' 8" x 14' 7" (6.60m x 4.45m) plus recess 4' 7" x 4' 0" (1.40m x 1.22m) Up-and-over door, power and light.

OUTSIDE

Steps lead up to the front door with additional steps to the side gate. The driveway provides parking with access to the garage. To the rear is a large area of patio that opens up to the garden which is laid to lawn, being fence enclosed with established borders.



COUNCIL TAX

Hastings Borough Council
Band E - £3,121.73

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.