



22 Etchingam Drive, St Leonards on Sea, East Sussex, TN38 9AB
Immaculately Presented Four Bedroom Semi-Detached House For Sale £369,950 - Freehold

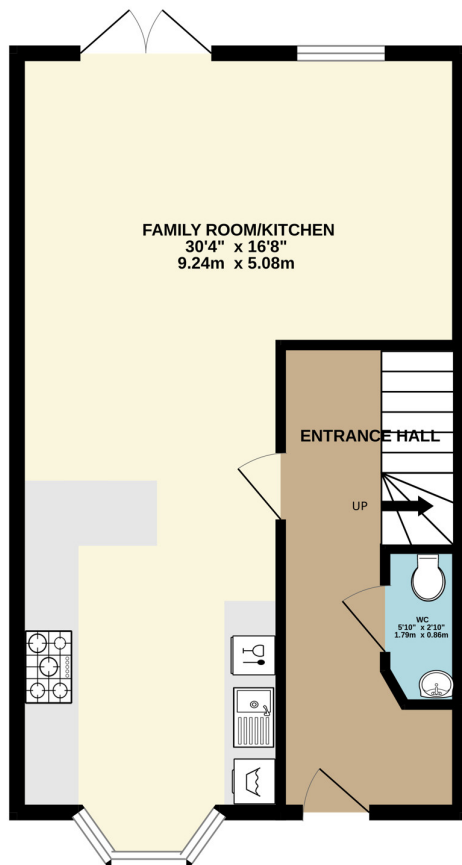




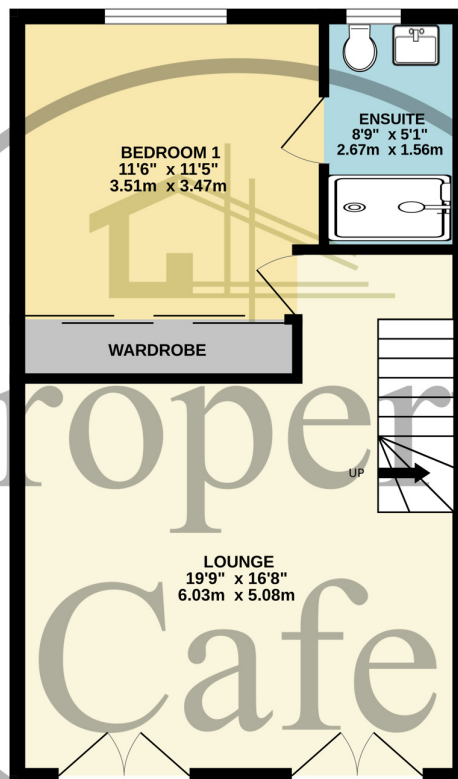
Property Cafe are delighted to present to the market this immaculately presented, four bedroom, semi-detached townhouse for sale boasting extremely generous living accommodation, garage and off-road parking. Accommodation and benefits include; A light & airy entrance hall offering ample space for coats & shoes as well as a ground floor WC; Open plan family room/diner/kitchen, an excellent space when entertaining or for larger family occasions; The kitchen offering ample cupboard & worktop space as well as integrated appliances including a dishwasher & washing machine. The 1st floor comprises of a vast lounge with two Juliet balconies gifting pleasant views over roof tops and into woodland; Master bedroom with fitted wardrobes and en-suite shower room consisting of a double walk-in shower cubicle, wash basin & WC. The top floor of the house is made up of three further well proportioned bedrooms, two of which offer fitted wardrobes and a family bathroom formed of a bath with overhead shower attachment, wash basin & WC. Externally the property boasts a low maintenance rear garden having been landscaped by the current owner, single garage with up & over door and off-road parking. This house is being marketed in immaculate decorative order throughout, gas central heated and double glazed. We recommend you view at your earliest convenience.



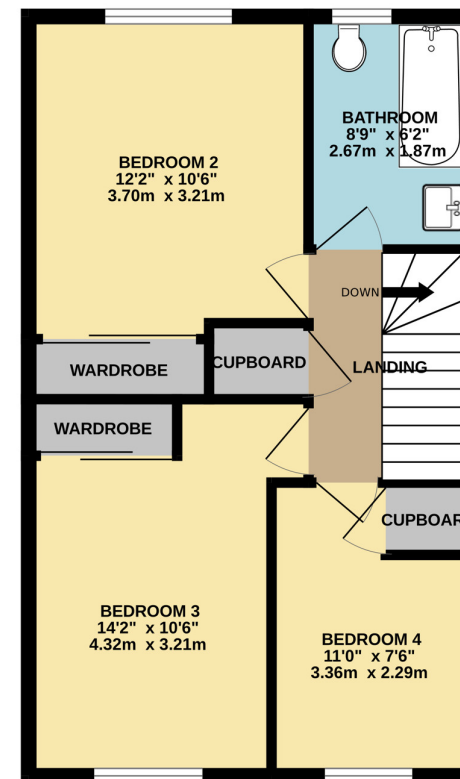
GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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.

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Bedrooms: 4
Receptions: 2
Council Tax: Band D
Council Tax: Rate 2554.14
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing, we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





Situated in a very sought after and convenient location of St Leonards, close to local shops, supermarkets and excellent public transport facilities including regular bus routes and St Leonards Warrior Square mainline train station. Positioned in a residential pocket St Leonards location just a short walk away offers local shops and food establishments in addition to the main town boasting excellent bars, restaurants and a beautifully manicured promenade and seafront. Hastings & St Leonards offers an array of excellent schools, main hospital including A&E and easy access to both the link road to Bexhill & A21 heading towards Tunbridge Wells & London.

- Four Bedroom Semi-Detached Townhouse For Sale
- Generous 1st Floor Lounge With Two Juliet Balconies
- Modern Fitted Kitchen/Family Room With Integrated Appliances
 - Master Bedroom With En-suite Shower Room
 - Ground Floor WC
- Low Maintenance Rear Garden
- Single Garage & Off-Road Parking
- Gas Central Heated & Double Glazed.
- South After Residential Location Within St Leonards
 - Viewing Highly Recommended