

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

Campbell's

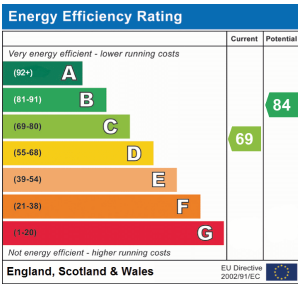
your local independent estate agent

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

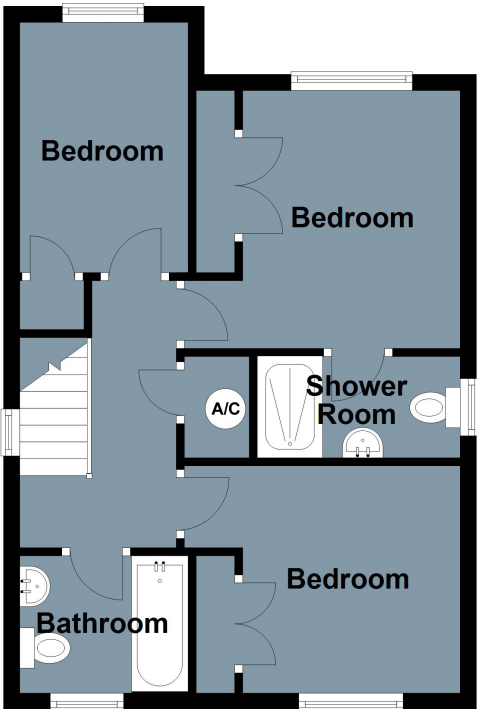
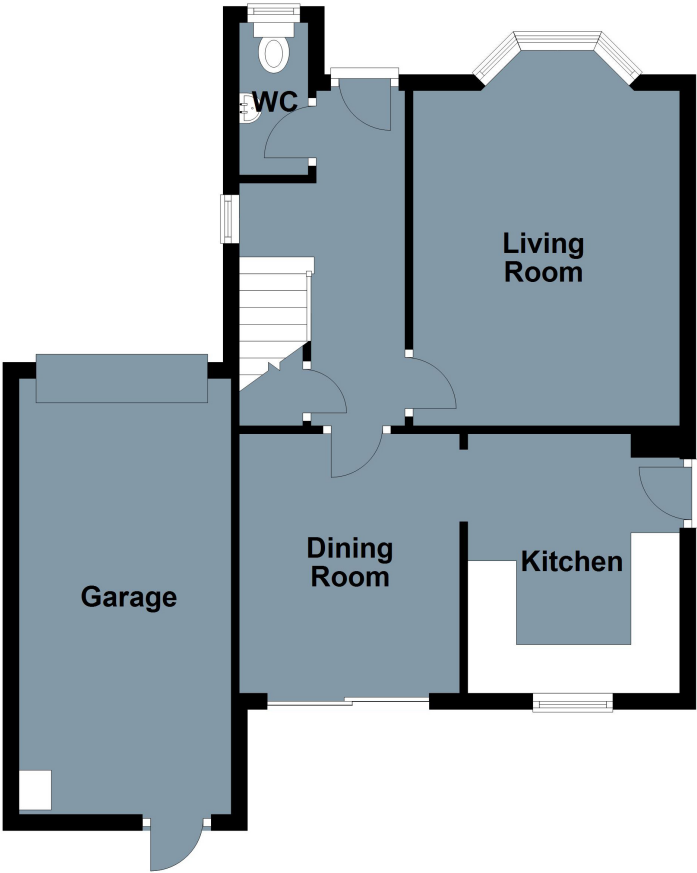


Ground Floor

Approx. 56.5 sq. metres (607.8 sq. feet)

First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 98.8 sq. metres (1063.0 sq. feet)
For illustration purposes only - not to scale



6 Bowsprit Mews, St Leonards-on-Sea, East Sussex TN38 8ER **£355,000**
freehold

A detached three bedroom family home occupying a quiet cul-de-sac location with far reaching views and no onwards chain.

- | | | | |
|-------------------|-------------------|------------------------|---------------|
| Detached Property | 2 Reception Rooms | 3 Bedrooms, 1 En Suite | Single Garage |
| Garden | Views | Popular Location | Chain Free |

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

Campbell's

www.campbellsproperty.co.uk

your local independent estate agent

Campbell's

www.campbellsproperty.co.uk

your local independent estate agent

Description

Being offered to the market with no onwads chain is this surprisingly spacious detached family home that occupies a peaceful cul-de-sac location. The spacious entrance hall leads to the bay fronted lounge and dining room which has sliding patio doors to the south easterly facing rear garden and also opens to the kitchen which is modern with shaker style cabinets. To the first floor are three bedrooms, the main with an en-suite shower room, as well as a family bathroom. From the rear of the property one can enjoy far reaching views to the English Channel and Beachy Head. To the front is off road parking and a single garage.

Bowsprit Mews is situated on the outskirts of St Leonards with easy access to the mainline station at Battle with regular services to London Charing Cross and the area is very well served for schools, both public and private and primary and secondary levels. St Leonards has a number of recreational facilities, there are many sites of historical interest and the beach is a short drive away. Viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings and at the Bannatynes roundabout take the third exit, right, into Stonebeach Rise. Proceed down to the mini roundabout and bear right into Harbour Way and then right into Bowsprit Mews where the property will be found as the first property on the right hand side.

What3Words:///embers.elders.result

THE ACCOMMODATION COMPRISES

A covered entrance porch with part glazed door leading to

ENTRANCE HALL

with window to side and stairs leading to the first floor landing with understairs storage cupboard.

CLOAKROOM

with window to front, low level wc, wall mounted wash hand basin, heated towel rail.

LIVING ROOM

13' 7" x 10' 8" (4.14m x 3.25m) plus bay window to front, door to

DINING ROOM

10' 6" x 11' 0" (3.20m x 3.35m) with sliding doors into the rear garden and an archway into the



KITCHEN

10' 7" x 8' 6" (3.23m x 2.59m) with window to rear and fitted with a range of base and wall mounted shaker style kitchen cabinets incorporating cupboards and drawers. There are areas of granite effect working surfaces incorporating a 1 1/2 bowl stainless steel sink with mixer tap and a Lamona 4 ring gas hob with extractor over and oven under. Space and plumbing for washing machine, fridge/freezer, door to rear garden.

FIRST FLOOR LANDING

with loft access, window to side, airing cupboard.

BEDROOM 1

11' 2" x 10' 7" (3.40m x 3.23m) with window to front, fitted double wardrobe. Door to



EN-SUITE

8' 2" x 4' 1" (2.49m x 1.24m) with window to side and fitted with a vanity sink unit, wc and shower.

BEDROOM 2

11' 2" x 9' 2" (3.40m x 2.79m) with window to rear taking in beautiful far reaching views to the English Channel over roof tops and countryside, fitted double wardrobe.



BEDROOM 3

11' 5" x 6' 10" (3.48m x 2.08m) with window to front, fitted single wardrobe.

FAMILY BATHROOM

6' 9" x 5' 7" (2.06m x 1.70m) with window to rear and fitted with a panelled bath with shower attachment over, part tiled walls, vanity sink unit, wc and radiator.

GARAGE

17' 7" x 8' 9" (5.36m x 2.67m) with manual up and over door, power and light, housing the wall mounted Glow-worm boiler.

OUTSIDE

To the front is a driveway with off road parking and access to the garage. The front garden is predominantly laid to lawn with mature borders to the front and picket fence to the side. A path leads rounds to the side and rear garden which is terraced with an area of patio also accessed from the dining room. Steps lead down to a lower patio area.

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.