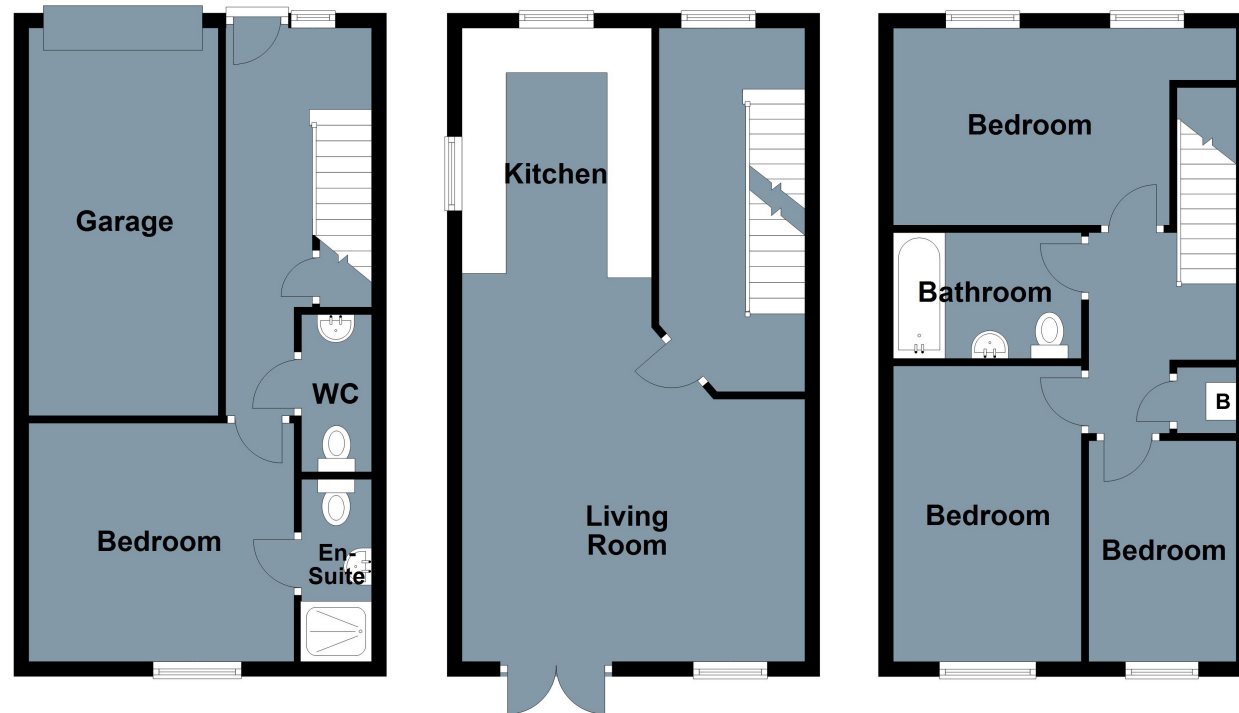


Ground Floor Approx. 39.6 sq. metres (426.1 sq. feet)
First Floor Approx. 39.6 sq. metres (426.1 sq. feet)
Second Floor Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 118.8 sq. metres (1278.3 sq. feet)
 For illustration purposes only - not to scale



8 Wartling Gardens, St Leonards-on-Sea, East Sussex TN38 9AH £325,000 freehold

Set in a tucked away cul-de-sac, this adaptable four bedroom mid terrace family home enjoys accommodation over three floors with a ground floor bedroom suite, a large living/dining room and three second floor bedrooms with the benefit of a single garage, off-road parking and enclosed courtyard garden.

- Mid-Terrace Family Home 4 Bedrooms Integral Garage Low Maintenance Garden
- Off-Road Parking Convenient Location

Description

Set in a private cul de sac with an attractive outlook, this spacious and adaptable four bedroom mid terraced family home was built in 2015 and benefits from double glazing and gas fired central heating. The adaptable accommodation is set out over three floors and to the ground floor is a double bedroom suite, whilst to the upper ground floor is a large open-plan living/kitchen/dining area with attractive views. The second floor provides three bedrooms with a separate family bathroom and outside there is a courtyard garden, off-road parking and integral garage. With its convenient location viewing is highly recommended.

Directions

From our offices in Battle High Street proceed in a southerly direction towards Hastings and at the Bannatynes roundabout take the first exit onto The Ridge. Continue along to the next roundabout and turn right onto Queensway. Proceed all the way along Queensway to the next roundabout, here turn left and continue along Ironlatch Avenue to the traffic lights and turn left into Redgeland Rise. Continue up the hill and turn right at the T junction and then immediately left into Wartling Close, proceed down the hill to the end and follow the road into Wartling Gardens.

What3Words: ///stages.pack.copper

THE ACCOMMODATION

With approximate dimensions comprises covered porch with outside light and panelled and glazed door to

RECEPTION HALL

17' 9" x 6' 4" (5.41m x 1.93m) Stairs rising to first floor landing with large under stairs cupboard.

WC

With low level WC, pedestal wash hand basin with tiling behind.

GROUND FLOOR BEDROOM

11' 6" x 10' 6" (3.51m x 3.20m) With window to rear, door through to



EN-SUITE

8' 0" x 3' 2" (2.44m x 0.97m) Tiled floor, part tiled walls, fitted with a large shower enclosure with glazed screen, pedestal wash hand basin with heated towel rail to side and low level WC.

FIRST FLOOR LANDING

15' 0" x 6' 4" (4.57m x 1.93m) With window taking in views to the front and stairs rising to second floor landing.

LIVING ROOM/DINING ROOM

15' 1" x 15' 0" (4.60m x 4.57m) With window and double doors opening onto the rear garden and wide opening leading through to

KITCHEN

13' 0" x 8' 3" (3.96m x 2.51m) Window taking in views to the front, tiled floor, fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers, integrated fridge, freezer, dishwasher. There is a built in low level oven and large area of wood effect working surface incorporating a four burner gas hob with extractor hood above and one and a half bowl stainless steel sink.

SECOND FLOOR LANDING

With loft access, cupboard housing gas fired boiler with slatted shelves.

BEDROOM

12' 0" x 8' 8" (3.66m x 2.64m) Windows taking in views to the front.



BATHROOM

8' 3" x 5' 7" (2.51m x 1.70m) Tiled floor, part tiled walls, fitted with a P-shaped bath fitted with mixer taps and shower screen, pedestal wash hand basin, low level WC, heated towel rail.

BEDROOM

12' 11" x 8' 3" (3.94m x 2.51m) Window taking in views of the rear garden.



BEDROOM

9' 9" x 6' 4" (2.97m x 1.93m) Window taking in views to the rear garden.

OUTSIDE

To the rear of the property is an area of paved patio and a section of lawn which is fence enclosed.



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.