




Property Cafe
BUYER INCENTIVE
AVAILABLE WHEN YOU VIEW
THIS PROPERTY THROUGH US



23 Sandwich Drive, St Leonards-on-Sea, East Sussex, TN38 0XJ
Substantial Family Home In A Sought After West St Leonards Location £540,000



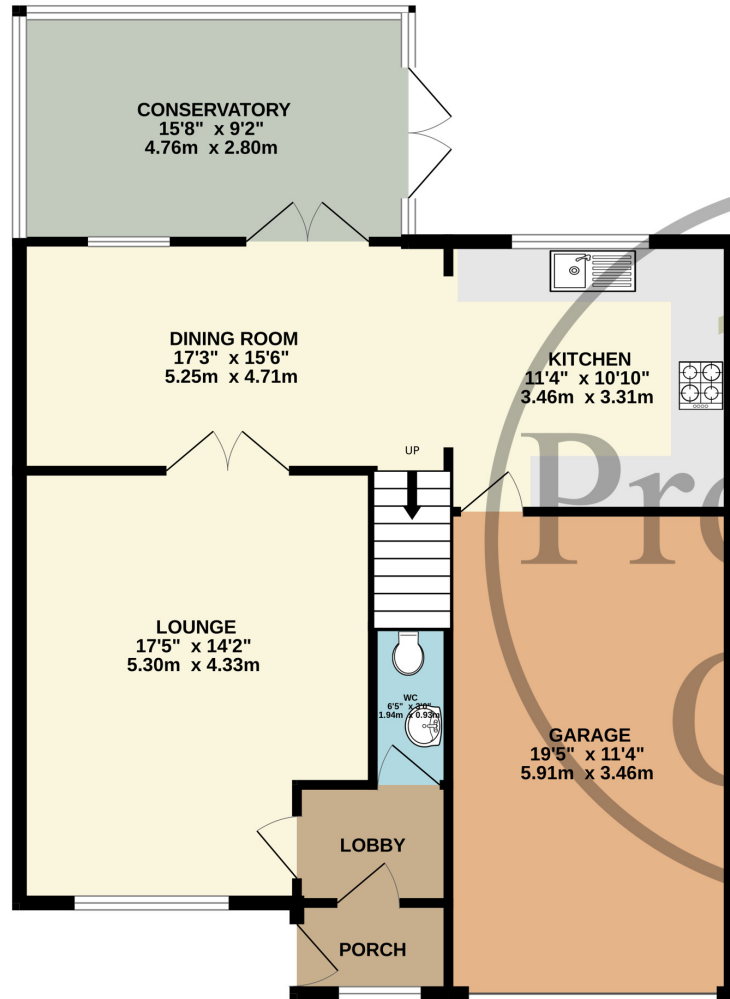


BUYER INCENTIVE WITH THIS PROPERTY - Property Cafe are delighted to present to the market this substantial five bedroom, three reception room family home for sale positioned in a very sought after West St Leonards location. Accommodation and benefits include; Internal entrance porch & lobby area; Spacious lounge; Separate dining area; Modern fitted kitchen with ample cupboard & worktop space; Conservatory overlooking the garden and ground floor WC. The 1st floor comprises of a beautiful master suite including bedroom boasting Juliet balcony with far reaching views, dressing area and en-suite shower room; Four additional bedrooms as you will see from the accompanying photos & floorplan; Family bathroom consisting of bath, wash basin & WC. Externally this house offers, private rear garden, large single garage and off-road parking. We recommend you view at your earliest convenience.

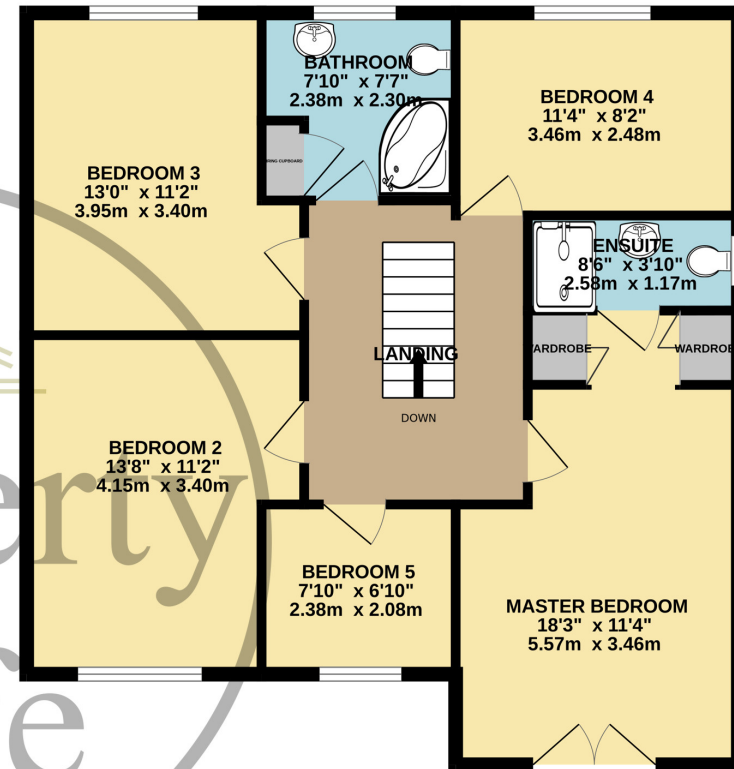
Situated in a very sought after and convenient location of St Leonards, close by to local shops, supermarkets and excellent public transport facilities including regular bus routes and West St Leonards train station. Positioned on the periphery of a bustling central St Leonards location just a short walk away offers 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.



GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.4 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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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.





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- 5 Bedroom Detached Family Home For Sale
 - Modern Fitted Kitchen
 - Separate Dining Room
 - Substantial Conservatory
- Stunning Master Suite With Juliet Balcony
 - En-suite Shower Room

- Fully Equipped Family Bathroom
 - Downstairs WC
- Neutral Colour Scheme Throughout
 - Large Single Garage.
- Viewing Highly Recommended