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your local independent estate agent

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56 Beachy Head View, St Leonards-on-Sea, East Sussex TN38 8EW

**£399,950**

**freehold**

A spacious three bedroom mid-terraced property with landscaped gardens, summer house and parking all set in a popular location on the outskirts of St Leonards.

Mid-terraced House  
Off Road Parking

3 Bedrooms | with En-Suite  
Garden with Views  
Popular Cul-de-Sac  
Location

Summer House

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

The Property  
Ombudsman

rightmove.co.uk  
The UK's number one property website

OnTheMarket.com



## Description

This well presented mid-terraced property enjoys a preferred location at the top of a popular cul-de-sac on the outskirts of St Leonards. The house itself is presented with a modern kitchen, bathrooms and is tastefully decorated throughout. The property is split level with a central hallway leading to the kitchen and cloakroom and then with stairs down to a vaulted reception room with floor to ceiling windows and doors to the rear garden. To the first floor are three generous bedrooms, one with an ensuite, and a family bathroom. Outside there is off road parking to the front and to the rear a landscaped garden with good views to the south and a useful summerhouse that could be used as a home office.

The property is located close to the extensive range of amenities that St Leonards has to offer including supermarkets, high street shops, bars and restaurants, recreational facilities and is only a short drive from mainline stations with regular services to London Charing Cross at Hastings, Warrior Square and Battle. The area is well served for schools, both primary and secondary, public and private and 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 the hill turning left into Cooden Ledge and then left again into Beach Head View. Proceed up the hill where the property will be found at the end of the cul-de-sac on the right hand side.

What3Words:///trading.shipyards.fortnight

## THE ACCOMMODATION COMPRISES

A covered entrance porch with part glazed door to

## ENTRANCE HALL

with stairs giving access to the first floor landing with understairs storage cupboard and stairs down to the reception room

## CLOAKROOM

with window to front, tiled floor and fitted with a low level wc, pedestal wash hand basin and radiator.

## KITCHEN

11' 8" x 9' 1" (3.56m x 2.77m) with window to rear, engineered oak flooring, recessed lighting and fitted with a range base and wall mounted kitchen cabinets incorporating cupboards and drawers with quartz effect working surface incorporating a 1 1/2 bowl stainless steel sink with mixer tap and drainer. There is an integrated 5 ring Lamona gas hob with extractor above, an electric Lamona oven and grill and integrated microwave. There is space for an American style fridge/freezer, a breakfast bar and radiator.

## LOWER GROUND FLOOR LIVING ROOM

17' 4" x 16' 11" (5.28m x 5.16m) an L shaped room with vaulted ceiling, large floor to ceiling windows and double doors leading out to the rear garden.



## FIRST FLOOR LANDING

with loft access and airing cupboard.

## BEDROOM 1

12' 6" x 11' 5" (3.81m x 3.48m) with large window to rear, fitted wardrobe and door to



## EN-SUITE

9' 2" x 3' 10" (2.79m x 1.17m) with window to rear, tiled floor, part tiled walls, recessed lighting and fitted with a pedestal wash hand basin, low level wc and shower cubicle.

## BEDROOM 2

11' 8" x 9' 0" (3.56m x 2.74m) with window to front.

## BEDROOM 3

8' 0" x 7' 5" (2.44m x 2.26m) with window to front.

## FAMILY BATHROOM

9' 1" x 8' 1" (2.77m x 2.46m) max with tiled floor, part tiled walls and fitted with a panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, low level wc and radiator.

## OUTSIDE

To the front of the property is an area of off road parking. To the rear is a raised decked area leading from the living room with steps down to a paved patio area which is fence enclosed. There is a large Summer House and an outside tap.

## SUMMER HOUSE

14' 7" x 12' 5" (4.45m x 3.78m) max divided into two parts. The first part has bi-fold doors to the garden, laminate flooring and port hole windows to the other sides. A door leads to the second room with windows overlooking the garden and fitted with a variety of wall and base units with granite effect working surfaces.



**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.