

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

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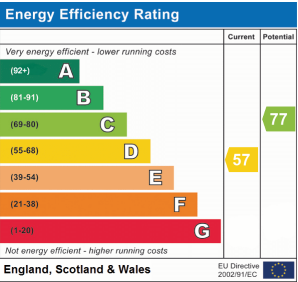
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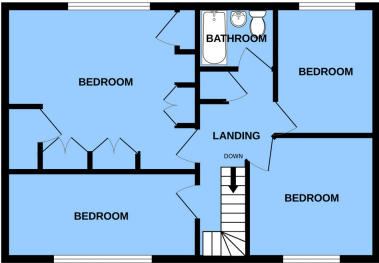
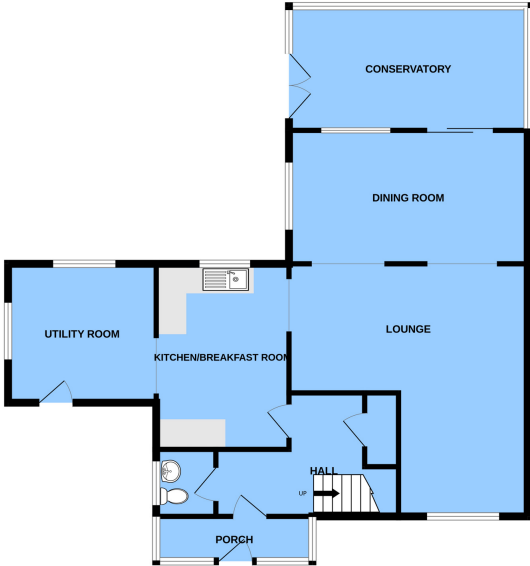
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GARAGE

GROUND FLOOR

1ST FLOOR



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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45 Fern Road, St Leonards-on-Sea, East Sussex TN38 0UJ

£475,000 freehold

A detached family home on a generous and established plot in a preferred location with four bedrooms, large garden, open plan living area, garage and parking.

Detached Family Home
Large Established
Garden

4 Bedrooms
Popular Location

Conservatory

Single Garage

Description

45 Fern Road is a surprisingly spacious detached family home in a popular part of St Leonards on Sea. A spacious hallway with a turn staircase provides a welcoming entrance and serves most of the principle rooms on the ground floor. The kitchen has ample space for a breakfast table and leads to a utility area. There is also a separate dining area for entertaining and a large L shaped lounge and conservatory enjoying a pleasant outlook over the garden to woodland beyond. To the first floor are four bedrooms, two doubles and two singles, served by the well presented family bathroom. Outside the property enjoys a large front garden with ample off road parking with the potential to create more, with a single garage, and to the rear is a large garden with established hedging, a feature pond and patio area with a pleasant outlook over the adjoining woodland.

St Leonards is well served with most major supermarkets, high street shops and fashionable bars and restaurants, and a mainline station with regular services to London Charing Cross. There are a good number of schools, both comprehensive and private at both primary and secondary levels.

Directions

From Battle proceeds south on the A2100 and at the Bannatynes roundabout take the first exit onto The Ridge and proceed along to the next roundabout. Here take the second exit onto Queensway and continue all the way along to the roundabout at Wishing Tree. Take the second exit and continue into Gillsmans Hill taking the second turning on the right into Fern Road and continue along where the property will be found along on the right hand side just before the right hand turn into Fernside Avenue. What3Words:///rear.solve.crisp

THE ACCOMMODATION COMPRISES

A door into

ENTRANCE PORCH

with triple aspect, paved floor and glazed door to

ENTRANCE HALL

13' 2" x 9' 0" (4.01m x 2.74m) max with laminate flooring, recessed lighting, radiator, stairs leading to first floor landing with understairs storage.

CLOAKROOM

with window to side, laminate flooring and fitted with a pedestal wash hand basin and wc.

KITCHEN/BREAKFAST ROOM

13' 11" x 9' 11" (4.24m x 3.02m) with window to rear, laminate flooring and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with granite effect working surfaces and tiled splashback with a 1 1/2 bowl stainless steel sink with mixer tap and drainer and space for oven and dishwasher. There is a wall mounted boiler, space for American style fridge/freezer and an opening to.

UTILITY AREA

11' 2" x 10' 7" (3.40m x 3.23m) a triple aspect room with laminate flooring, radiator and fitted with a variety of base and wall mounted units incorporating cupboards and drawers with granite effect working surfaces and space for fridge, plumbing for washing machine.

From the kitchen an archway leads to

L SHAPED LIVING ROOM

18' 7" x 18' 10" (5.66m x 5.74m) max with window to front, working gas fire with sandstone surround, mantel and hearth. A glass panelled door leads back to the hallway and two archways lead to

DINING AREA

18' 10" x 9' 5" (5.74m x 2.87m) a double aspect room with windows and sliding doors to



CONSERVATORY

19' 5" x 9' 0" (5.92m x 2.74m) having a triple aspect looking down the garden, laminate flooring, double doors.

FIRST FLOOR LANDING

with loft hatch, airing cupboard and window to front.

BEDROOM 1

12' 2" x 11' 5" (3.71m x 3.48m) with window to rear, range of fitted wardrobes.



BEDROOM 2

12' 1" x 7' 1" (3.68m x 2.16m) with window to front.

BEDROOM 3

10' 1" x 9' 4" (3.07m x 2.84m) with window to front.

BEDROOM 4

9' 2" x 7' 11" (2.79m x 2.41m) with window to front.

FAMILY BATHROOM

7' 10" x 9' 5" (2.39m x 2.87m) with window to rear, tiled floor and walls, heated towel rail and fitted with a P shaped bath with shower over, pedestal wash hand basin and wc.

OUTSIDE

To the front of the property is an area of hardstanding providing parking for two vehicles with access to the garage and a red brick paved pathway leading to the front door. There is a large area of gently sloping lawn with mature conifer. A gate gives access to the rear garden where there is a patio area, mature borders, predominantly laid to lawn with fence to the rear.



GARAGE

17' 1" x 8' 3" (5.21m x 2.51m) with manual up and over door, power and light.

COUNCIL TAX

Hastings Borough Council
Band E £3,121.73

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.