



24 Eisenhower Drive,  
St Leonards-on-Sea,  
East Sussex,  
TN37 7TQ





## 24 Eisenhower Drive

A substantial and versatile 5/6 bedroom detached house with accommodation set out over three floors commanding wonderful views towards Beachy Head and benefiting from a level garden, parking and garage.

### Features

DETACHED FAMILY HOME

FAR REACHING VIEWS

GARAGE AND PARKING

5/6 BEDROOMS

LEVEL GARDENS

POTENTIAL FOR MULTI  
GENERATIONAL LIVING



## Description

This detached family home enjoys accommodation across three floors and viewing is essential to appreciate the spacious and adaptable layout that would be ideal for multi generational living to the garden level. The principle accommodation provides a living room with wood burning stove that connects through to the dining room and kitchen that enjoy the wonderful views. The first floor provides four bedrooms while the lower ground floor provides a main reception area, gym/storage area as well as a bedroom and en-suite that could easily be converted to provide a completely self-contained annexe, subject to any necessary consents being obtained. The property occupies a commanding location in a popular part of the development with fabulous views towards the South Downs and Pevensey Bay. The established gardens are set to the rear with a large patio and at the front there is off-road parking and a single garage. Viewing highly recommended.

## Directions

From Battle proceed south on the A2100 Hastings Road taking the B2159 Battle Road turning right into Washington Avenue, right into Fairfax Avenue and left into Eisenhower Drive. What3Words: [///arrive.dried.archives](https://www.what3words.com/arrive.dried.archives)



## COVERED PORCH

With double glazed door to

## ENTRANCE HALL

Cupboard with hanging rail, oak flooring, stairs rising to first floor landing, wide opening leads into the

## LIVING ROOM

19' 0" x 12' 9" (5.79m x 3.89m) A triple aspect room with central brick fireplace with inset wood burning stove and connecting door to

## DINING ROOM

14' 3" x 12' 4" (4.34m x 3.76m) A double aspect room with stairs leading down to the garden level, picture window taking in views, oak floor, connecting door to

## KITCHEN/BREAKFAST ROOM

18' 0" x 14' 4" (5.49m x 4.37m) narrowing to 8' 6" (2.59m) two windows taking in views, glazed door to side, fitted with a range of base and wall mounted units providing cupboards and drawers with integrated fridge, freezer and built in low level oven, space for dishwasher, large area of working surface incorporating a single bowl sink with mixer tap and drainer, five burner gas hob with extractor fan and breakfast bar.

## UTILITY ROOM

16' 10" x 7' 9" (5.13m x 2.36m) With window to front, extensive range of cupboards with space and plumbing for appliances, large working surface, stainless steel sink with mixer tap, connecting door to

## SITTING ROOM/BEDROOM

21' 6" x 14' 4" (6.55m x 4.37m) Window and sliding glazed door to patio, large storage cupboard 8' 6" x 8' 6" (2.59m x 2.59m) with window to rear. Connecting door to

## STUDY/RECEPTION ROOM

13' 7" x 11' 5" (4.14m x 3.48m) With window to rear.

## EN-SUITE SHOWER ROOM

Part tiled and fitted with a shower cubicle with tiled enclosure, pedestal wash hand basin, low level WC.

## GYM/STORAGE AREA

L-shaped 18' 5" x 8' 7" (5.61m x 2.62m) plus 9' 3" x 5' 5" (2.82m x 1.65m) cupboard housing meter.







## FIRST FLOOR LANDING

With loft access.

## BATHROOM

8' 8" x 7' 0" (2.64m x 2.13m) With obscured window to side, part tiled and fitted with a panelled bath with shower screen, pedestal wash hand basin, concealed cistern WC.

## BEDROOM

11' 1" x 8' 6" (3.38m x 2.59m) Window taking in far reaching views.

## BEDROOM

11' 1" x 8' 5" (3.38m x 2.57m) Window taking in far reaching views.

## BEDROOM

13' 1" x 12' 10" (3.99m x 3.91m) Window taking in far reaching views, center fan light.

## MASTER BEDROOM

16' 5" x 12' 0" (5.00m x 3.66m) Two windows to front, double and single wardrobe with hanging and shelving, separate single cupboard.



## EN-SUITE

8' 8" x 5' 9" (2.64m x 1.75m) Panelled bath with shower and shower screen, vanity sink unit, low level WC.

## GARAGE

18' 5" x 8' 8" (5.61m x 2.64m) With power and light.

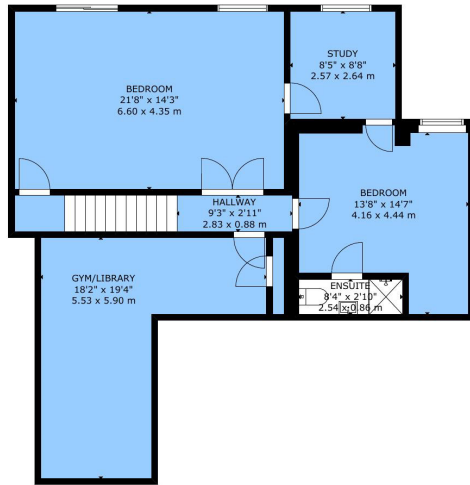
## OUTSIDE

The property is approached via a block paved driveway that provides parking with access to the garage. A pathway wraps around to the side and gates give access to the rear. A raised metal railing enclosed deck gives space for a table with steps that leads down to the patio and garden. The patio extends across the back of the property and looks out onto the garden. The garden is fence enclosed and interspersed with planting and some specimen trees with rooftop views towards Beachy Head.

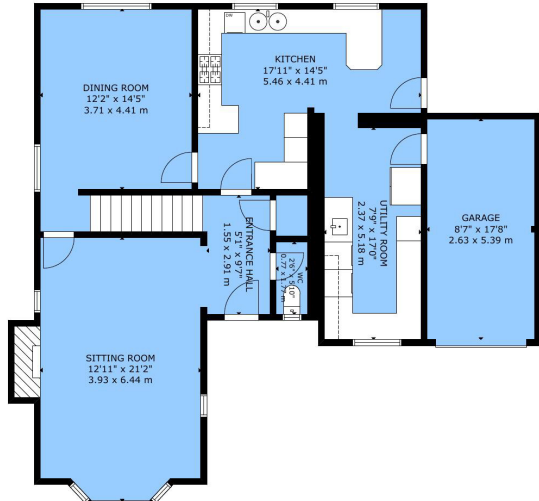
## COUNCIL TAX

Hastings Borough Council  
Band F - £3,520.78

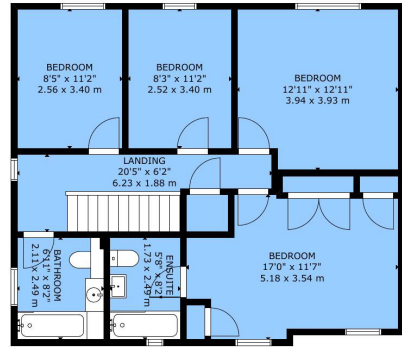




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 TOTAL: 251 m<sup>2</sup>/2,698 sq ft  
 FLOOR 1: 87 m<sup>2</sup>/937 sq ft, FLOOR 2: 89 m<sup>2</sup>/958 sq ft, FLOOR 3: 75 m<sup>2</sup>/803 sq ft  
 EXCLUDED AREAS: GARAGE: 14 m<sup>2</sup>/153 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

