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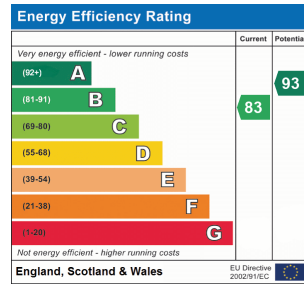
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I The West Trees, St Leonards-on-Sea, East Sussex TN37 7FH **£490,000 freehold**

A recently constructed detached family home with four bedrooms, a large garden, parking and a garage all set in a quiet cul-de-sac location on the outskirts of St Leonards.

Modern Detached Home 4 Bedrooms I with En-Suite Garage
 Electric Charging Point

South Westerly Gardens

Description

Completed in 2022 this well appointed detached family home has been finished to a high standard and the spacious entrance hall leads to the modern fully integrated Shaker style kitchen/diner. The living room has doors leading out to the generous south westerly facing garden and centers around a working log burner. To the first floor there are four generous bedrooms, the main having an en-suite shower room, as well as a good sized family bathroom. Outside the property enjoys a good area of parking, a garage with electric car EV charging point and a good sized rear garden set out on two side of the property.

The property is situated on the outskirts of St Leonards which is generally well served for day to day amenities including supermarkets, high street shops and a mainline station with regular services to London Charing Cross. There are many schools in the area, both primary and secondary, public and private and the property is a short drive from many recreation facilities and the seafront.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings and at the Bannatynes roundabout take the second exit onto Battle Road. Proceed down the hill and under the bridge and shortly after turn left into Beauharrow Road. Proceed down and the property will be found along on the right hand side.

What3Words:///lease.firm.love

THE ACCOMMODATION COMPRISES

A covered entrance porch with part glazed door into

ENTRANCE HALL

with laminate flooring, staircase to first floor landing, radiator, large storage cupboard.

CLOAKROOM

with window to front and fitted with a low level wc, corner wash hand basin, tiled floor and walls, recessed lighting and radiator.

KITCHEN/DINER

17' 8" x 8' 3" (5.38m x 2.51m) with window to front, laminate flooring, recessed lighting and fitted with a range of base and wall mounted Shaker style kitchen cabinets incorporating cupboards and drawers, Areas of quartz working surfaces with a butler sink with chrome mixer tap and a 4 ring Bosch gas hob with extractor above, an integrated Bosch electric oven and microwave, integrated dishwasher and washing machine. There is room for a dining table. From the hallway steps lead down to

LIVING ROOM

15' 3" x 12' 8" (4.65m x 3.86m) with window and double doors giving access to the rear garden. The room is focused around a working log burner on a slate hearth with attractive surround.



FIRST FLOOR LANDING

with loft access and airing cupboard.

BEDROOM 1

14' 10" x 10' 9" (4.52m x 3.28m) a double aspect room with windows to rear and side, door to



EN-SUITE

10' 9" x 4' 10" (3.28m x 1.47m) with window to front, part tiled walls, tiled floor, recessed lighting and fitted with a shower cubicle, pedestal wash hand basin, low level wc, heated towel rail.

BEDROOM 2

14' 2" x 8' 1" (4.32m x 2.46m) with window to rear.

BEDROOM 3

13' 3" x 8' 10" (4.04m x 2.69m) with window to front, built in double wardrobe.

BEDROOM 4

10' 5" x 6' 9" (3.17m x 2.06m) with window to rear.

FAMILY BATHROOM

8' 2" x 6' 2" (2.49m x 1.88m) with window to front, recessed lighting, tiled floor, part tiled walls and fitted with a bath with free standing tap and shower attachment, separate shower cubicle, low level wc, pedestal wash hand basin and heated towel rail.

OUTSIDE

To the front is an area of block paved driveway providing ample parking and access to the garage. Steps with railings lead down to the small patio area in front of the front door. There are raised beds with red brick retaining walls and a gated side access leads to the rear garden. The generous rear garden is predominantly laid out on two sides of the property, with sleeper retaining walls and raised beds. There is a patio area leading from the living room and a concrete base ready for a summer house.

GARAGE

with up and over door, power and light and electric car charging point. The garage is plastered and has a window and door to the rear garden.

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.