



PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
LIFE GUARANTEE

Stonebeach Rise, St. Leonards-on-sea,
TN38

 5  3  6  2341 sq ft

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EAST SUSSEX



Chain-free home with dual living possibilities, balcony, decking, garage, and stunning views. Modern, spacious, with easy school access and local amenities. Includes hot tub and landscaped garden



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EAST SURREY

Key Features

- Chain-free, versatile family home with dual living options
- Modern comforts including a spacious entrance hall and efficient gas heating
- Balcony and decking for outdoor enjoyment and entertaining
- Double garage plus additional driveway parking
- Prime location with easy access to popular schools and local amenities
- Landscaped rear garden
- Stunning views over St Leonards and partial sea vistas
- Kitchen-breakfast room with integrated appliances, opening to utility room
- Master bedroom with en suite bathroom and built-in wardrobes
- Double-glazed throughout for energy efficiency and comfort





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Ground Floor:

Spacious Entrance Hall: Leads to all areas of the home, including stairs to both upper and lower floors, with two radiators, a large storage cupboard, and access to a cloakroom with a dual-flush WC.

Cloakroom: Equipped with a low-level WC, pedestal wash hand basin, tiled walls and flooring, radiator, and ventilation extractor fan.

Kitchen-Breakfast Room: A double aspect room with part tiled walls, offering ample space for a breakfast table, fitted cupboards, electric hob, oven, grill, sink unit, integrated dishwasher, and space for an American-style fridge freezer. Opens onto the utility room.

Utility Room: Space for washing machine and dryer beneath a worktop, with a cupboard, sink, and external door to the garden.

Dining Room: Features sliding patio doors to the balcony, offering views over the garden, St Leonards and partial sea views.

Bedroom/Study: With a radiator and double-glazed window to the front.

Lower Floor:

Hall: Ample storage space with under-stair cupboard, radiator, and external door to the garden opening onto decking.

Shower Room: Includes a large walk-in shower, low-level WC, wash hand basin, tiled walls and floor, radiator, and storage cupboard.

Living Room: A double aspect room with a fireplace, radiator, and sliding patio doors to the garden.

Family Room/Bedroom: With a radiator and double-glazed window offering garden views.

First Floor:

Master Bedroom: Double aspect with built-in wardrobes, radiator, and en suite bathroom featuring a bath, separate shower, WC, and wash basin.

Bedrooms: Two additional double bedrooms, each with built-in wardrobes, radiators, and pleasant views from double-glazed windows.

Family Bathroom: Equipped with a bath, shower, low-level WC, wash basin, radiator, and tiled walls and floor.

Outside

Rear Garden: Landscaped with a decked patio including a hot tub, lawn areas, and gated side access.

Front Garden: Driveway for vehicles and access to a detached double garage with an electric door.

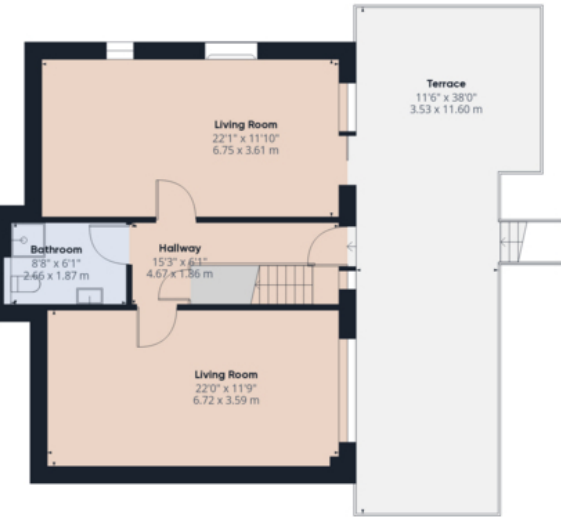
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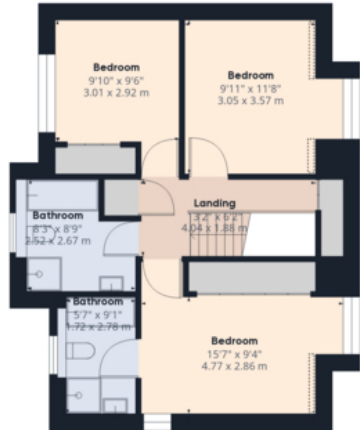
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EASY SOURCE



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾
 2341.13 ft²
 217.5 m²

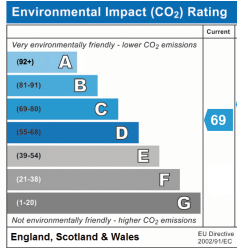
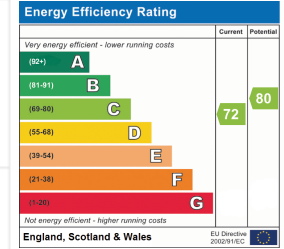
Reduced headroom
 5.27 ft²
 0.49 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Tenure Type: Freehold
 Council Tax Band:
 Council Authority:

