



The Hoe, St Leonards-on-Sea, TN37

£300,000

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Ashton Stripp

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- Situated in a popular residential area near The Ridge, close to schools and the hospital
- Spacious lounge with double aspect, double-glazed windows
- Modern kitchen with gas hob, electric oven, and extractor hood
- Utility room with plumbing for washing machine and space for a tumble dryer
- Family bathroom with modern white suite, chrome shower, and heated towel rail
- Gas central heating and double glazing throughout
- Principal double bedroom with fitted wardrobe and integral storage
- Large second double bedroom with two fitted double wardrobes
- Smaller third bedroom with built-in storage box
- Private rear garden with lawned and paved areas, and a garage for additional storage or parking

This chain-free, spacious 3-bed semi-detached house in The Hoe, St Leonards, offers modern living with gas central heating, double glazing, a garage, and private garden. Close to The Ridge, schools, and the hospital—an ideal family home or investment.

The entrance hallway is meticulously tiled and provides ample storage for outerwear and footwear. This leads into a well-proportioned living room, enhanced by a double aspect that maximizes natural light. The living room includes a fireplace with a black hearth and wooden surround.

The dining area is seamlessly connected to the kitchen, offering a practical space for dining. The kitchen is equipped with white cabinetry, complemented by a grey work surface. Integrated appliances include a gas hob, built-in oven, dishwasher, and fridge freezer. An adjacent breakfast area, which also serves as an alternative dining space, opens onto a decked terrace suitable for outdoor use.

The utility room, providing access to the rear garden, is designed for functionality. The ground floor also includes a fully tiled WC with a stainless steel radiator.

The staircase leads to a first-floor landing, providing access to three well-proportioned bedrooms. The principal bedroom is spacious and includes inbuilt sliding shelves and a storage cupboard. The second bedroom offers similar proportions, while the third bedroom can be used as a bedroom or study. The family bathroom is equipped with a bath, walk-in shower, part-tiled walls, and tiled flooring.

Externally, the property includes a garden with a decked area, a log store, and a lawned section. The garden also features an access gate to the front courtyard and plenty of rear parking spaces available. An exterior storage cupboard is also provided.

Council tax, band B Mains drainage, Gas central heating, Freehold.





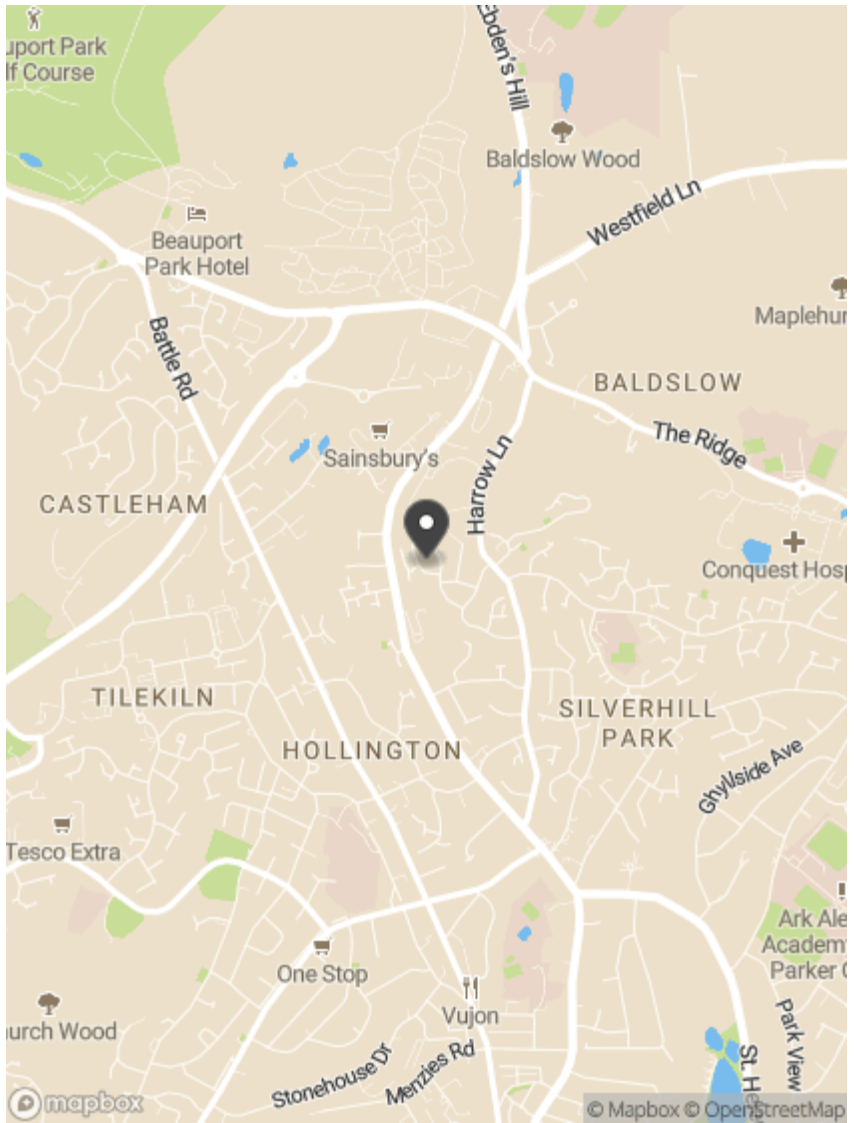
Approximate total area⁽¹⁾
979.09 ft²
90.96 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	86
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		64	84
England, Scotland & Wales			
		EU Directive 2002/91/EC	