



## 4 Robsack Avenue, St. Leonards-On-Sea, TN38 9SJ

AN IMMACULATELY PRESENTED THREE BEDROOM DETACHED FAMILY HOUSE, SITUATED WITHIN THIS POPULAR RESIDENTIAL CUL-DE-SAC IN ST LEONARDS CLOSE TO LOCAL SCHOOLS, CHURCH WOODS & COOMBE VALLEY COUNTRYSIDE PARK AS WELL AS TESCO SUPERSTORE AND ACCESS ON TO THE CONQUEST HOSPITAL & THE A21 TO LONDON. THIS IS AN EXCEPTIONAL HOME WITH AN INTEGRAL GARAGE AND A RE-LANDSCAPED REAR GARDEN.

The property has been subject to considerable improvement by the current owners to include complete modernisation and re-decoration with a re-fitted kitchen/diner with built in Neff appliances and French doors leading out into the stunning gardens. There is also a feature fireplace to the living room, a downstairs cloakroom/w.c and from the first floor galleried landing there are three double bedrooms with fitted wardrobes to each room and an en-suite w.c to bedroom two. A particular feature of the property is the re-fitted family bath/shower room with contemporary suite and a separate tiled shower cubicle.

Outside, there is off road parking to the front, an integral garage with personal door to the rear garden which measures approximately 45ft and enjoys a south westerly aspect. The gardens are established with flowers & shrubs as well as a decked area with pergola and trained vine. Further benefits include gas fired central heating and upvc double glazing and viewing is considered essential to appreciate this wonderful family home with Sole agent, Charles & Co.

Offers in excess of £400,000

## 4 Robsack Avenue, St. Leonards-On-Sea, TN38 9SJ



- Stunning Modern Detached House
- Downstairs Cloakroom/W.C
- 16'10 x 11'0 Living Room
- South Westerly Rear Garden
- Directly Opposite Church Wood Walks
- 17'7 x 11'0 Kitchen/Diner
- Beautiful Bath/Shower Room
- Three Double Bedrooms
- Fully Fitted Appliances to Kitchen
- Driveway & Garage

### Entrance Porch

### Entrance Hall

16'0 in length (4.88m in length)

### Downstairs Cloakroom/W.C

### Living Room

16'10 x 11'0 (5.13m x 3.35m)

### Kitchen/Diner

17'7 x 11'0 (5.36m x 3.35m)

### First Floor Galleried Landing

### Bedroom One

15'4 x 8'9 (4.67m x 2.67m)

### Bedroom Two

12'0 x 8'0 max (3.66m x 2.44m max)

### En Suite W.C

### Bedroom Three

11'2 x 7'2 (3.40m x 2.18m)

### Family Bath/Shower Room

7'3 x 6'0 (2.21m x 1.83m)

### Outside

### Front Garden

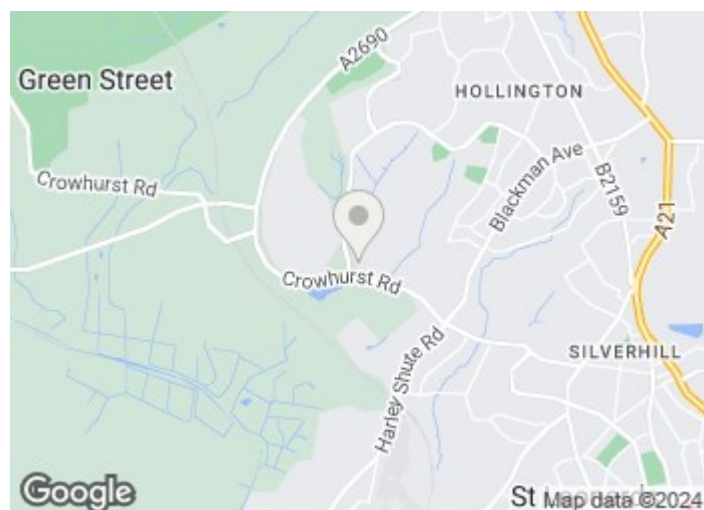
### Driveway

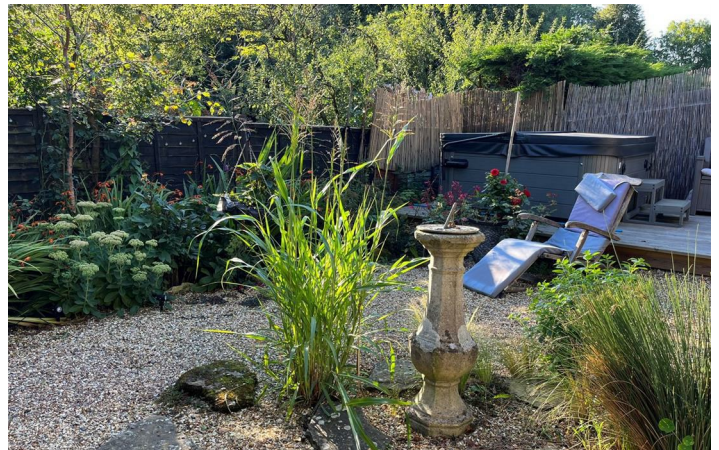
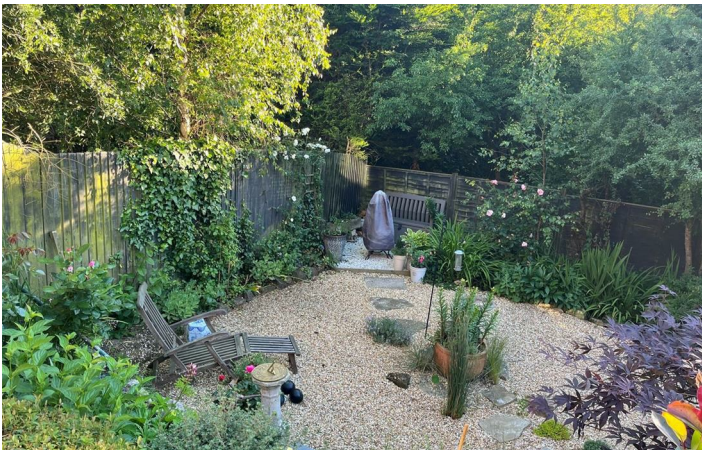
### Garage

18'9 x 8'3 (5.72m x 2.51m)

### Rear Garden

45'0 in length (13.72m in length)





# Floor Plan



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.

TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 85        |
| (69-80) C                                   |  | 71                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |