



20 Woodland Vale Road, St. Leonards-On-Sea, TN37 6JJ

A SPACIOUS FOUR BEDROOM, TWO RECEPTION ROOM 1930'S DETACHED BAY FRONTED HOME, OCCUPYING AN ELEVATED & TUCKED AWAY POSITION AND SET BACK TOWARDS THE END OF A SMALL PRIVATE LANE IN ST LEONARDS CLOSE TO LOCAL AMENITIES, CHRIST CHURCH PRIMARY SCHOOL, LOCAL BUS SERVICES AS WELL AS WARRIOR SQUARE MAINLINE RAILWAY STATION CONNECTING TO LONDON.

The property provides versatile accommodation over two floors to include a reception hallway, a bay fronted living room with feature fireplace, a separate bay fronted dining room, a kitchen/breakfast room and a downstairs shower room/w.c. To the first floor there are three bedrooms, a family bathroom with corner bath suite and a fourth bedroom which is currently being used as a utility room. Outside, there is a double width block paved driveway providing off road parking and the rear garden measures approximately 80ft with patio and being mainly laid to lawn.

The position of the house gives a feeling of seclusion being within a tree lined lane, yet provides easy access to local shops & restaurants in Kings Road & Norman Road as well as the promenade and the beach.

Further benefits include gas fired central heating, upvc double glazing, original character features with fireplaces to the principal room and the property is available CHAIN FREE. Viewing is considered essential and strictly by appointment via the owners Sole agent, Charles & Co.

Offers in excess of £550,000

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- 1930's Detached Family House
- Close to Schools, the Beach & Amenities
- Double Width Driveway
- Available to buy CHAIN FREE
- Four Bedrooms, Two Reception Rooms
- 500 yards to Warrior Square Station
- 80ft Patio & Lawned Rear Garden
- Modern Downstairs Shower Room/W.C
- Tucked Away Cul-de-Sac Location
- Double Glazing & Gas Central Heating

Reception Hall

8'7 x 8'2 (2.62m x 2.49m)

Inner Hall

Downstairs Shower Room/W.C

Living Room

16'4 into bay x 12'0 (4.98m into bay x 3.66m)

Dining Room

16'0 into bay x 10'7 (4.88m into bay x 3.23m)

Kitchen/Breakfast Room

13'8 x 9'4 (4.17m x 2.84m)

First Floor Landing

Bedroom One

17'0 into bay x 12'0 (5.18m into bay x 3.66m)

Bedroom Two

16'0 into bay x 10'7 (4.88m into bay x 3.23m)

Bedroom Three

10'7 into bay x 8'0 (3.23m into bay x 2.44m)

Bedroom Four/Utility Room

9'6 x 7'3 plus door recess (2.90m x 2.21m plus door recess)

Family Bathroom/W.C

9'8 x 6'0 max (2.95m x 1.83m max)

Outside

Front Garden

Double Width Driveway

Rear Garden

80'0 in length (24.38m in length)





Floor Plan

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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			
(69-80) C			76
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	