

## The Gatehouse, 274 Sedlescombe Road North, St. Leonards-On-Sea, TN37

**777**  
AN IMMACULATELY PRESENTED & DECEPTIVELY SPACIOUS FOUR BEDROOM, THREE BATHROOM DETACHED FAMILY HOUSE, SITUATED IN THIS FAVOURED & CONVENIENT ST LEONARDS LOCATION CLOSE TO ALEXANDRA PARK, LOCAL SCHOOLS, SHOPS AND AMENITIES AS WELL AS DIRECT ACCESS ONTO THE A21 CONNECTING TO TUNBRIDGE WELLS & LONDON.

The property provides versatile living accommodation to include an impressive reception hall with wrap around galleried landing, a 22'0 x 15'10 max triple aspect living room with feature open fireplace and patio doors, a 16'9 x 8'9 separate dining room/bedroom four with an en-suite shower room and there is also a fitted kitchen with built-in appliances and a separate utility. The first floor galleried landing includes a bespoke glass balustrade with a study area and to the first floor there are also three double bedrooms (fitted wardrobes to bedrooms one & two) as well an en-suite shower room to bedroom two. In addition, there is a 10'2 x 9'4 family bath/shower room with contemporary suite and a separate double shower cubicle.

Outside, there is a 1,000 sq ft block paved driveway to the front providing off road parking for up to three vehicles, a detached garage with an electric up & over door and an attached rear workshop which overlooks the gardens. The 75ft patio & lawned rear gardens are a particular feature and enjoy a south westerly aspect. Further benefits include gas fired central heating, upvc double glazing and viewing is considered essential to appreciate this stunning family home which is beautifully presented throughout. Accompanied viewings are available and strictly by appointment with Sole agent, Charles & Co.

Price £525,000

# The Gatehouse, 274 Sedlescombe Road North, St. Leonards-On-Sea,



- Four Bedroom Detached House
- Popular St Leonards Area
- Close to the Park & local Schools
- 22'0 x 15'10 Triple Aspect Lounge
- Kitchen with Built-in Appliances
- Impressive Galleried Landing
- Three Bath/Shower Rooms
- Driveway (1,000 sq ft)
- 26'0 Garage & Workshop
- 75ft Patio & Lawned Rear Garden

## Entrance Porch

### Reception Hall

13'5 x 9'11 (4.09m x 3.02m)

### Lounge

11'11 x 10'5 (3.63m x 3.18m)

### Living Room

15'10 x 11'2 (4.83m x 3.40m)

### Kitchen

12'2 x 11'2 (3.71m x 3.40m)

### Utility

5'0 x 3'0 (1.52m x 0.91m)

### Dining Room/Bedroom Four

16'9 x 8'9 (5.11m x 2.67m)

## Downstairs Shower Room

### First Floor Galleried Landing

13'11 x 9'10 (4.24m x 3.00m)

### Bedroom One

15'10 x 11'3 (4.83m x 3.43m)

### Bedroom Two

12'7 x 11'3 (3.84m x 3.43m)

### En-Suite Shower Room

### Bedroom Three

12'0 x 10'4 (3.66m x 3.15m)

### Family Bath/Shower Room

10'2 x 9'4 (3.10m x 2.84m)

## Outside

## Front

### Driveway

35'0 x 29'0 (10.67m x 8.84m)

### Garage

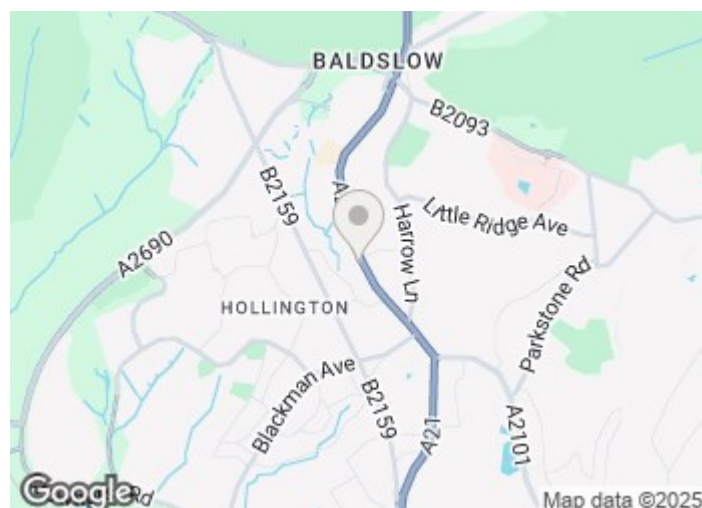
21'6 x 9'3 (6.55m x 2.82m)

### Workshop/Garden Store

9'3 x 4'8 (2.82m x 1.42m)

### Rear Garden

75'0 x 50'0 (22.86m x 15.24m)





Floor Plan



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC