



16 Avondale Road, St. Leonards-On-Sea, TN38 0SA

A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOUSE TUCKED AWAY JUST OFF THE GREEN AT THE END OF A FAVOURED ST LEONARDS CUL-DE-SAC WITH ELEVATED VIEWS OVER ST LEONARDS TOWARDS THE SEA AND COOMBE VALLEY. LOCAL AMENITIES IN SILVERHILL AND SCHOOLS ARE CLOSE BY AS WELL AS BUS SERVICES AND TRAIN STATIONS AT BOTH WARRIOR SQUARE AND WEST ST LEONARDS CONNECTING TO LONDON.

The property was built in the early 1970's and provides deceptive accommodation over two floors to include a dual aspect living room with a Mendip wood burning stove, a 17'11 x 10'10 dual aspect fitted kitchen/diner with quality integrated appliances and a downstairs cloakroom/w.c. To the first floor there are four bedrooms with fitted wardrobes to the two principal bedrooms as well as an impressive wet room/w.c with Grohe bathroom fittings. In addition, there is a 55ft driveway to the side (space for a garage) and the 40ft x 47ft gardens are established with a variety of plants, shrubs & perennials and are enclosed to provide seclusion with the potential to create a separate plot or dwelling subject to necessary consents.

Further benefits include gas fired central heating (boiler renewed in 2018), underfloor heating to the kitchen and Weru double glazed tilt 'n' turn & flying mullion windows making this a home ready to move into in such a sought after location. Viewing is encouraged to appreciate this wonderful home and gardens with Sole agent, Charles & Co.

Price £525,000

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- Four Bedroom Family House
- Dual Aspect Living Room
- Stunning Shower Room/W.C
- Viewing Considered Essential
- Tucked Away Location
- 17'11 x 10'10 Kitchen/Diner
- 55ft Driveway to Side
- Close to Local Amenities
- Downstairs Cloakroom/W.C
- Gardens & Views

Entrance Lobby

Entrance Hall

15'0 x 6'0 (4.57m x 1.83m)

Downstairs Cloakroom/W.C

Living Room/Diner

17'11 x 13'11 (5.46m x 4.24m)

Kitchen/Breakfast Room

17'11 x 10'10 (5.46m x 3.30m)

First Floor Landing

Bedroom One

12'2 max x 8'10 (3.71m max x 2.69m)

Bedroom Two

11'11 x 10'11 (3.63m x 3.33m)

Bedroom Three

14'6 x 8'9 (4.42m x 2.67m)

Bedroom Four

10'11 x 5'7 (3.33m x 1.70m)

Wet Room/W.C

8'8 x 5'10 (2.64m x 1.78m)

Outside

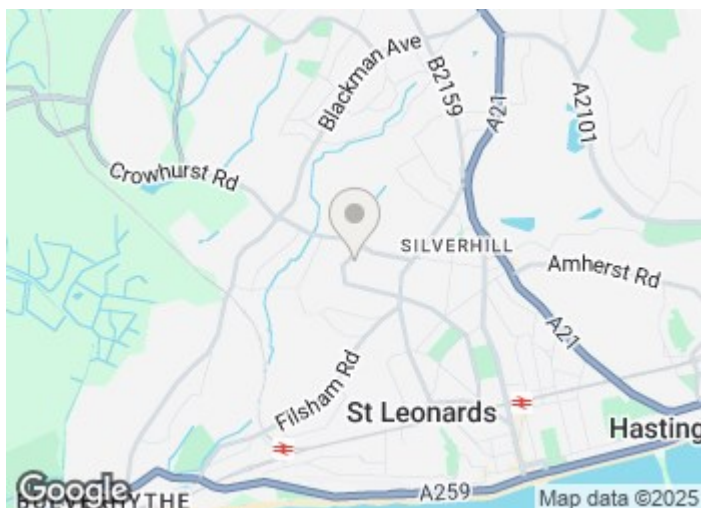
Driveway

55'0 (16.76m)

Front Garden

Rear Garden

47'0 x 40'0 (14.33m x 12.19m)



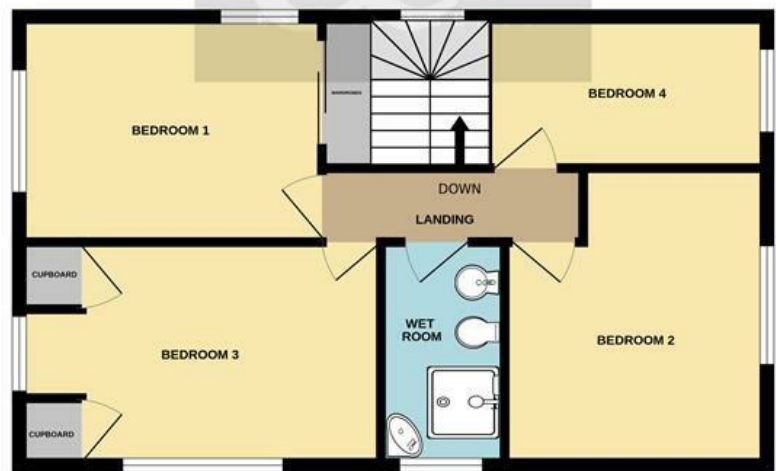


Floor Plan

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.0 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		
(69-80) C	73	83
(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		