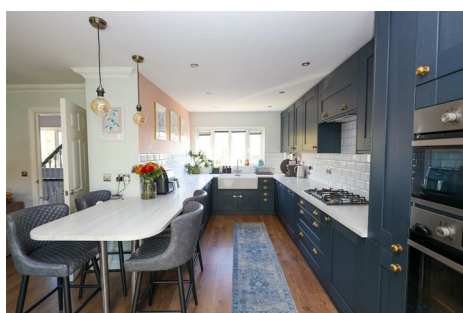




24 Newts Way, St. Leonards-On-Sea, TN38 9TH

AN EXTREMELY WELL PRESENTED THREE BEDROOM DETACHED MODERN TOWNHOUSE SET BACK WITHIN A RESIDENTIAL CUL-DE-SAC IN WEST ST. LEONARDS CLOSE TO LOCAL WALKS IN COOMBE VALLEY COUNTRYSIDE PARK & NATURE RESERVE AS WELL AS LOCAL SCHOOLS, BUS SERVICES ON HARLEY SHUTE ROAD AND WEST ST. LEONARDS MAINLINE RAILWAY STATION CONNECTING TO LONDON AND ASHFORD INTERNATIONAL.

The property provides accommodation arranged over three floors to include a downstairs cloakroom/w.c., a ground floor study/hobby room, a 15'6 x 11'7 living room and rear double glazed conservatory as well as a re-fitted open plan kitchen/breakfast room with integrated appliances and breakfast bar. To the second floor, there are three bedrooms, each with fitted wardrobes and the main bedroom has an en-suite shower room/w.c. In addition, there is a contemporary shower room/w.c. and outside there is a driveway to the front which leads to the 19'0 x 13'0 max. integral garage with personal door to the study/hobby room.

The 62ft wide level rear garden is a particular feature and is laid to lawn with a corner decked area with seating space and raised flower & shrub beds. Further benefits include gas fired central heating, double glazing and the owners have found a property to buy with no ongoing chain. Viewing is considered essential and is strictly by appointment with Sole agents Charles & Co.

Price £399,950

24 Newts Way, St. Leonards-On-Sea, TN38 9TH



- Three Bedroom Detached Townhouse
- Accommodation Over Three Floors
- Small Residential Cul-de-Sac Location
- Impressive Kitchen/Breakfast Room
- Open Plan Living Room
- Study & Downstairs Cloakroom/W.C
- En-Suite to Main Bedroom
- Fitted Wardrobes to All Bedrooms
- Large Conservatory & Gardens
- Driveway & Integral Garage

Entrance Hall

Downstairs Cloakroom/W.C

Study/Hobby Room

11'4 x 10'10 (3.45m x 3.30m)

First Floor Landing

Living Room

15'6 x 11'7 (4.72m x 3.53m)

Kitchen/Breakfast Room

18'7 x 8'5 (5.66m x 2.57m)

Conservatory

15'9 x 9'5 (4.80m x 2.87m)

Second Floor Landing

Bedroom One

12'3 x 11'8 (3.73m x 3.56m)

En-Suite Shower Room/W.C

8'2 x 4'4 (2.49m x 1.32m)

Bedroom Two

11'8 x 8'10 (3.56m x 2.69m)

Bedroom Three

8'7 x 6'9 (2.62m x 2.06m)

Shower Room/W.C

6'8 x 5'6 (2.03m x 1.68m)

Outside

Front Garden

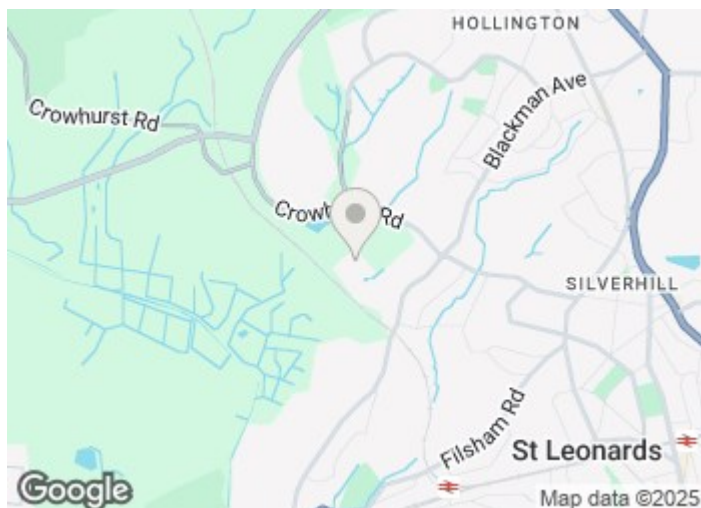
Driveway

Integral Garage

19'0 x 13'0 max (5.79m x 3.96m max)

Rear Garden

62'0 x 32'0 (18.90m x 9.75m)





Floor Plan



TOTAL FLOOR AREA: 1499 sq.ft. (139.2 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		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	