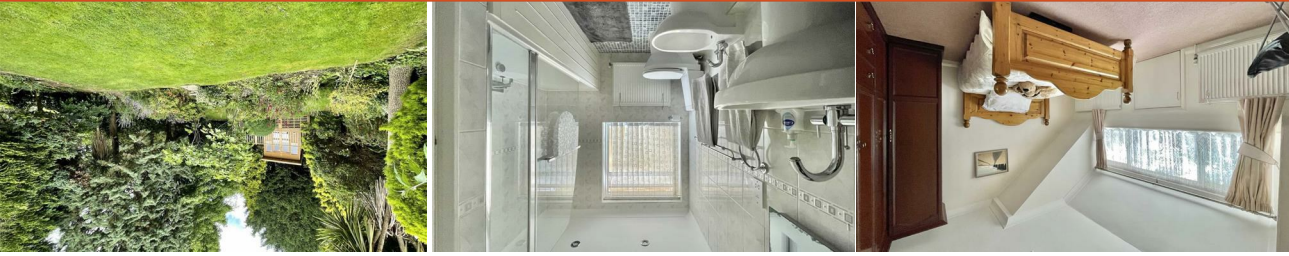
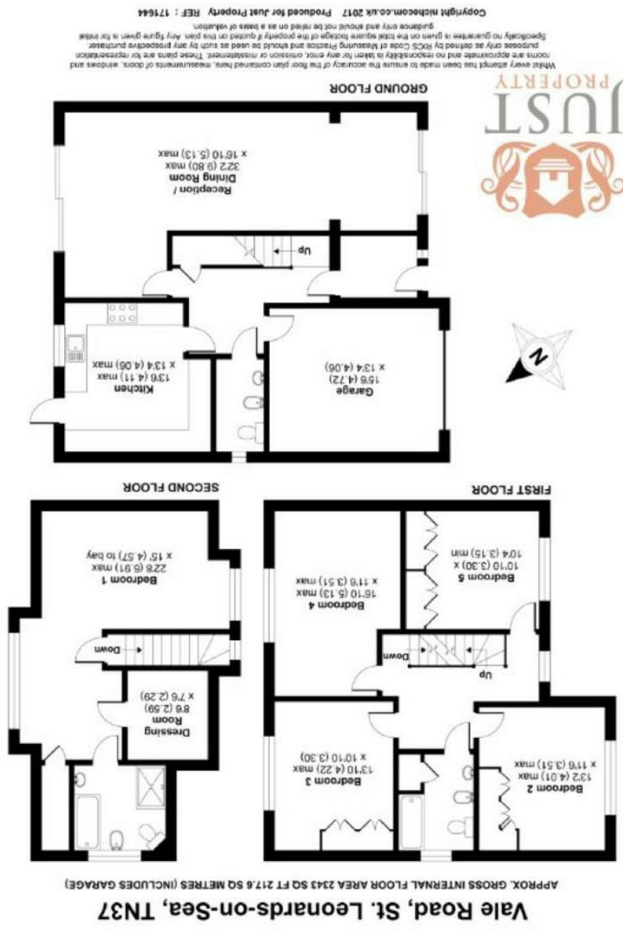


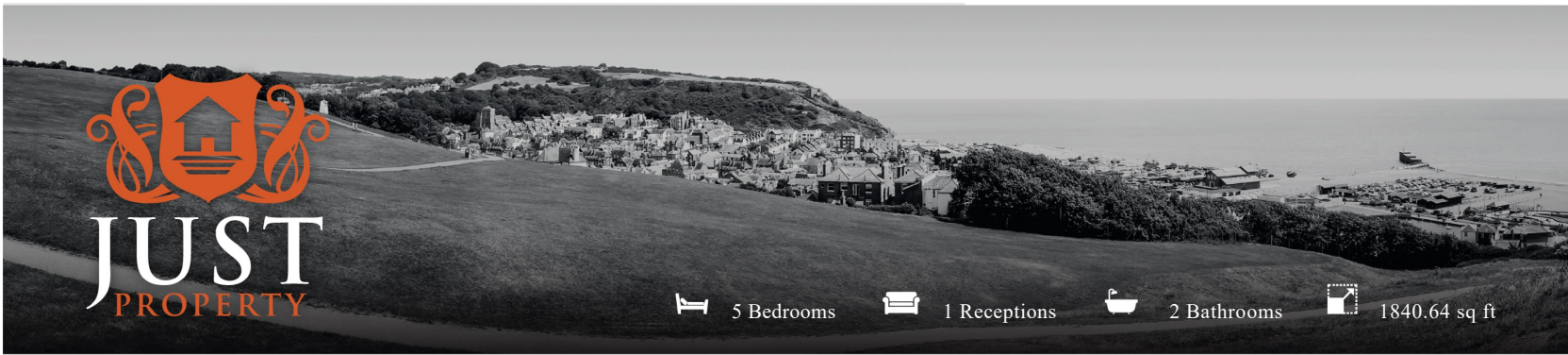
England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	73
D (55-69)	
E (39-54)	
F (21-38)	
G (1-20)	82
Not energy efficient - higher running costs	



FLOORPLANS

Lakeside 111 Vale Road, St Leonards On Sea, TN37 6PX

www.justproperty.net



5 Bedrooms | 1 Receptions | 2 Bathrooms | 1840.64 sq ft

Freehold

£625,000

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Freehold

£625,000

 5 Bedrooms

 1 Receptions

 2 Bathrooms

 1840.64 sq ft

PROPERTY DETAILS

An exceptionally well presented five bedroom detached family house, situated in one of the most favoured locations in St Leonards towards the end of this sought after Cul-de-Sac which adjoins Alexandra Park as well as being close to local amenities in Silverhill, schools and local bus routes.

The property provides accommodation arranged over three floors to include a downstairs cloakroom, a 32'0 x 16'10 L-shaped sitting room/diner with patio doors onto the rear garden and a 13'7 x 13'4 fitted kitchen/breakfast room. To the first floor there are four double bedrooms (built-in wardrobes to three of them) and a family bathroom/w.c. The main bedroom takes up all of the second floor with an impressive 22'8 x 16'10 L-shaped bedroom and dressing area with a walk-in wardrobe.

In addition there is a gated entrance with a driveway providing off road parking for several vehicles, an integral double garage and a front garden. The very large rear gardens are a particular feature with an enclosed paved patio area, tiered areas of lawn and an insulated summer house with cladding & guttering to fill water butt. Further benefits include gas fired central heating and electric underfloor heating in the kitchen controlled by a wall mounted programmer. There is also double glazing and mains connected smoke alarm. Viewing is considered essential to secure a property in this very desirable location.



ROOM DIMENSIONS

Entrance Porch
7'9" x 5'5" (2.36 x 1.65)

Entrance Hall
14'10" x 7'11" (4.52 x 2.41)

Downstairs Cloakroom
8'10" x 4'4" (2.69 x 1.32)

Sitting Room/Diner
32'0" x 16'10" (9.75 x 5.13)

Kitchen/Breakfast Room
13'7" x 13'4" (4.14 x 4.06)

First Floor Galleried landing

Bedroom Two
16'10" x 11'5" (5.13 x 3.48)

Bedroom Three
13'2" x 11'7" (4.01 x 3.53)

Bedroom Four
13'10" x 10'11" (4.22 x 3.33)

Bedroom Five
10'9" x 10'4" (3.28 x 3.15)

Family Bathroom/WC
8'9" x 6'9" (2.67 x 2.06)

Second Floor Landing

Bedroom One
16'10" x 22'8" max (5.13 x 6.91 max)

En-Suite Bath/Shower Room
8'4" x 7'11" (2.54 x 2.41)

Walk-in Wardrobe
8'2" x 7'4" (2.49 x 2.24)

Front Garden

Off Road Parking

Integral Double Garage
16'3" x 13'2" (4.95 x 4.01)

Rear Garden

FEATURES

- Detached Family House
- Desirable Location
- Five Double Bedrooms
- 32'0 x 16'10 Lounge/Diner
- 13'7 x 13'4 Fitted Kitchen
- En-suite & Bathroom
- Double Garage & Parking
- Landscaped Rear Garden
- Insulated Summer House
- Viewing Essential

