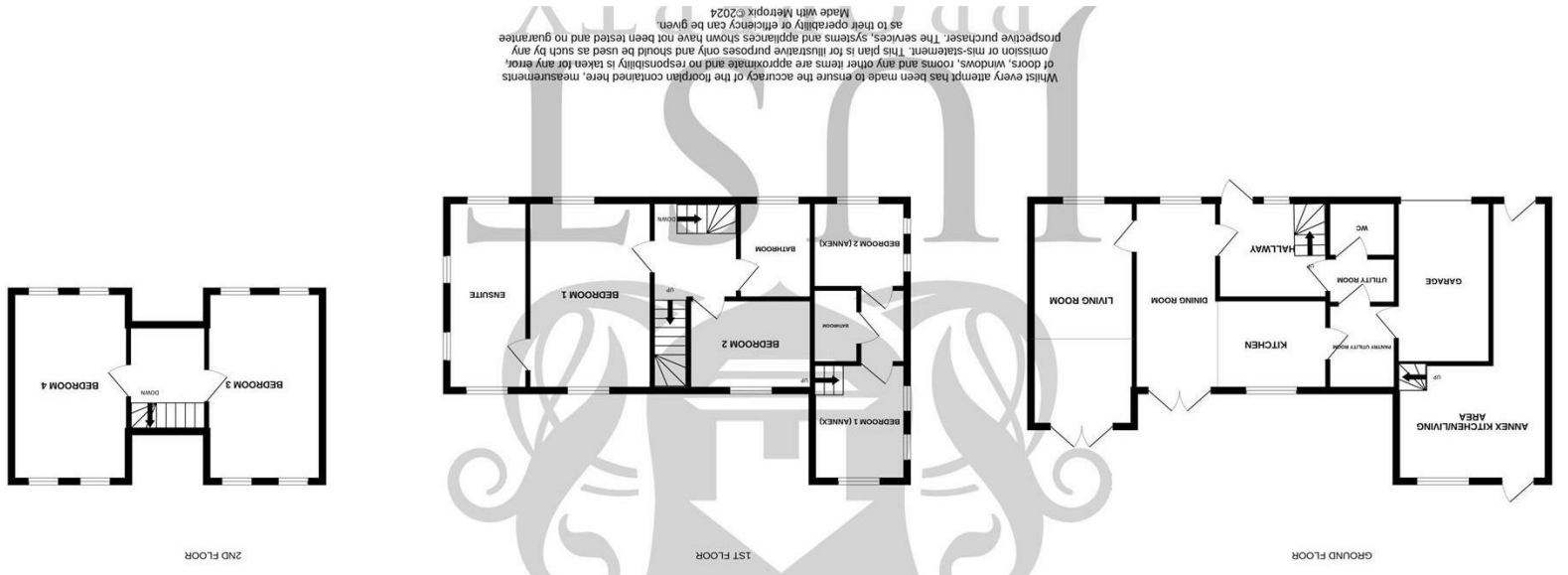


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Very energy efficient - lower running costs	B (81-91)
Good energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - lower running costs	D (55-68)
Below average energy efficiency - higher running costs	E (39-54)
Poor energy efficiency - higher running costs	F (21-38)
Very poor energy efficiency - higher running costs	G (1-20)
Current	79
Potential	79



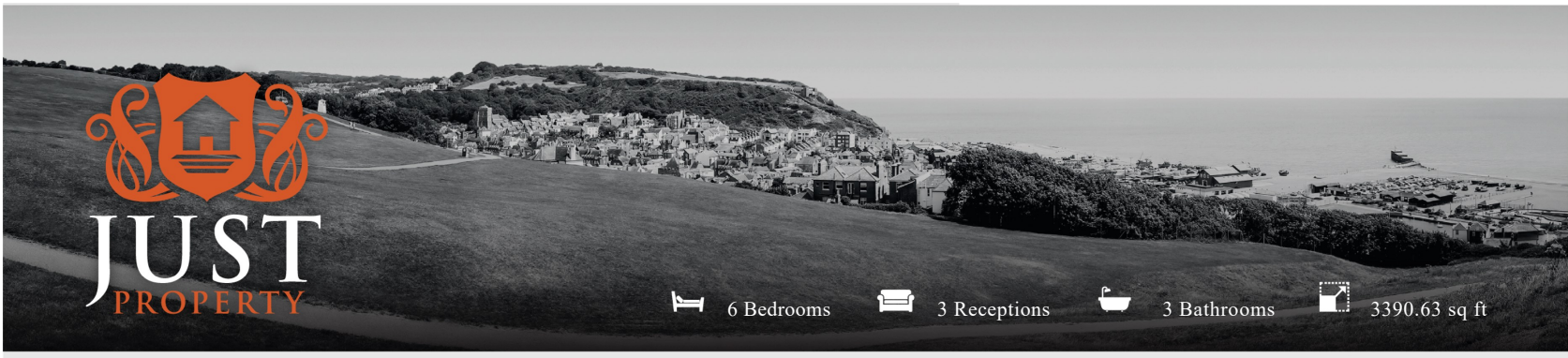
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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# FLOORPLANS

18 Albany Road, St. Leonards-On-Sea, TN38 0LN

[www.justproperty.net](http://www.justproperty.net)



6 Bedrooms   3 Receptions   3 Bathrooms   3390.63 sq ft

18 Albany Road, St. Leonards-On-Sea, TN38 0LN

Freehold

# £825,000







6 Bedrooms 3 Receptions 3 Bathrooms 3390.63 sq ft

## PROPERTY DETAILS

A beautifully presented, three storey detached family home, situated in one of the most desirable roads in St Leonards. The property offers fantastic views out towards Beachy head in Eastbourne from the front and is centrally located being close to St Leonards mainline railway station, local amenities, Hastings with its interesting Old Town, as well as the stunning seafront and promenade. The towns of Battle, Rye, Bexhill and Eastbourne can be found a short drive away

The property accommodation is arranged over three floors and provides an entrance porch, leading through to a spacious hallway with useful ground floor WC, utility space and an amazing fitted kitchen leading through to an open plan dining room. A wonderful family lounge with bifold doors accessing the rear gardens also letting in ample light from the south west facing aspect. To the first floor, there is the principal bedroom suite, with large bath and shower room, a dressing room and well proportioned bedroom. There is also two further double bedrooms, a family bathroom and on the second floor there are two further double bedrooms.

Additional accommodation provides a versatile, two bedroom annexe with kitchen and bathroom and having its own private entrance.

Externally, the property has an integral garage, ample, off-road parking for several vehicles, and attractive front garden and a large rear garden with a fantastic selection of establish plants, trees, and shrubs offers the opportunity for seclusion, and has ample entertainment spaces.

Further benefits of this chain free property include UPVC double glazing, gas fired, central heating and high-quality interiors throughout. To fully appreciate the style, location and aspect of this beautiful family home, viewing is considered essential vendors choice of sole agents, Just Property.



## ROOM DIMENSIONS

Front Door	Stairs To
Entrance Vestibule	Bedroom 12'2" x 11'4" (3.73 x 3.47)
Hallway	Bedroom 12'0" x 11'4" (3.66 x 3.47)
Kitchen 13'7" x 9'10" (4.16 x 3)	Garage
Dining Room 18'10" x 11'8" (5.76 x 3.56)	Driveway
Living Room 17'6" x 15'10" (5.34 x 4.83)	Front Gardens
Pantry	Rear Gardens
Utility Room	Annexe
WC	Front Door
Stairs To Landing	Hallway
Bedroom 18'5" x 11'9" (5.63 x 3.60)	Kitchen / Living Room 17'3" x 12'11" (5.26 x 3.70)
En Suite Bath and Shower Room	Stairs To
Dressing Room	Landing / Bedroom Space 13'9" x 12'11" (4.21 x 3.95)
Bedroom 9'10" x 8'9" (3 x 2.69)	Bathroom
Bathroom	Bedroom 10'0" x 10'11" (3.06 x 3.35)

## FEATURES

- Detached Family Home
- Two Bedroom Annexe Accommodation Available
- Four Bedrooms
- En Suite and Dressing Room To Principle Bedroom Suite
- Open Plan Kitchen and Dining Area
- Garage and Off Road Parking
- Large Rear Garden and Patio Area
- Stunning Views
- Bi-fold Doors To Rear Garden
- Close To Amenities

