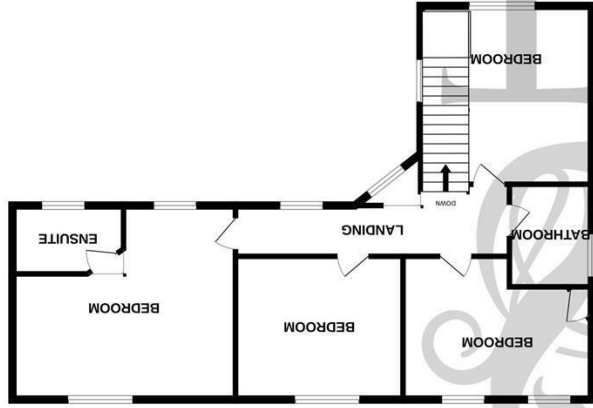
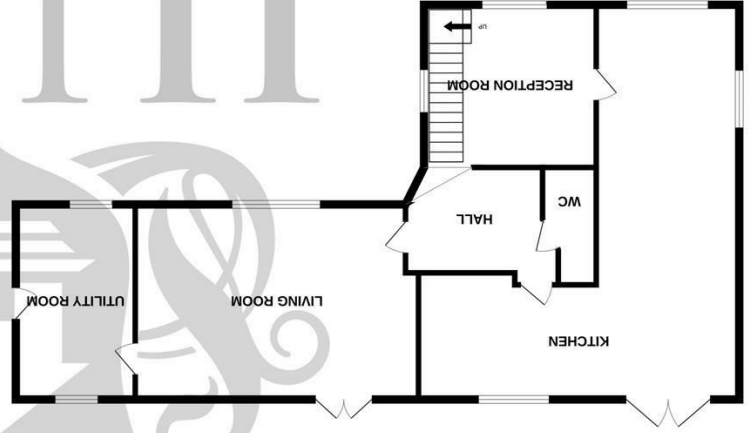


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective 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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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
57	75



1ST FLOOR



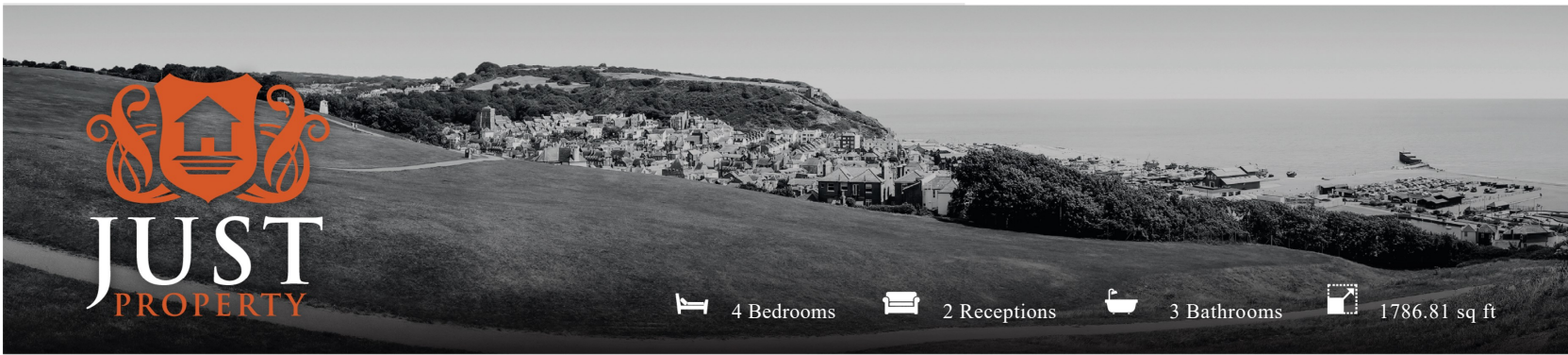
GROUND FLOOR



FLOORPLANS

Fyfield, 48 Baldslow Down, St. Leonards-On-Sea, TN37 7NJ

www.justproperty.net



4 Bedrooms 2 Receptions 3 Bathrooms 1786.81 sq ft

Freehold

£775,000

Fyfield, 48 Baldslow Down, St. Leonards-On-Sea, TN37 7NJ





4 Bedrooms 2 Receptions 3 Bathrooms 1786.81 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market a simply stunning and exceptionally presented four bedroom detached home situated on this hugely desirable residential street situated between St Leonards, Hastings and Westfield.

This substantial home has spacious and beautifully proportioned accommodation throughout and you will find quality fittings at every turn. This wonderful property also boasts 20ft double aspect living room with working fireplace, good sized triple aspect kitchen/dining room with high-quality fitted kitchen, further reception room which would make an ideal office space, large utility room, cloakroom/wc and attractive entrance hall. The first floor in addition to the four bedrooms there is a family bathroom as well as an en-suite shower room to the principal bedroom both with a high end fittings and stunning marble tiles.

Situated on a fabulous plot, there is a hugely impressive frontage with extensive area of parking provided by the in and out driveway. A particular feature of the property is without doubt the large rear garden which is mainly laid to lawn and is framed by established and attractive trees. In addition there is a sizable area of porcelain tiled terrace an ideal position from which to entertain and enjoy the summer months.

From this outstanding location you enjoy easy access to the A21 and you are just 4 miles from Battle mainline train station. The area offers an excellent choice of both state and private education with Claremont School in particular being close by, the popular village of Westfield is within easy reach offering a local convenience store, butchers, the renowned Wild Mushroom restaurant and a pub.

"Fyfield" is a magnificent house and would be a superb home for any new owner therefore viewing is highly recommended by Just Property the sole agents, please contact us for further information and viewings.



ROOM DIMENSIONS

Front Door	Bedroom
Reception Hall	12'0" x 12'0" (3.66m x 3.66m)
Wet Room / Wc	Family Bathroom
6'3" x 4'7" (1.93m x 1.42m)	8'7" x 5'8" (2.64m x 1.75m)
Living Room	Bedroom
20'0" x 13'5" (6.10m x 4.09m)	13'8" x 9'6" (4.19m x 2.92m)
Laundry Room	Bedroom
13'5" x 8'5" (4.09m x 2.59m)	13'3" x 10'0" (4.04m x 3.07m)
Kitchen	Bedroom
21'7" x 9'6" (6.60m x 2.90m)	14'6" x 13'5" (4.42m x 4.09m)
Dining Room	En-Suite Shower Room
22'2" x 8'7" (6.78m x 2.64m)	5'1" x 4'7" (1.55m x 1.40m)
Office	Outside
12'0" x 12'0" (3.66m x 3.66m)	In and Out Driveway
Stairs And Landing	Rear Garden and Terrace

FEATURES

- Exceptional Detached Home
- Substantial Plot with Wonderful Rear Garden
- Four Bedrooms
- High Quality Fitted Kitchen Open to Large Dining Area
- 20ft Double Aspect Living Room with Open Fire
- In and Out Driveway with Extensive Parking
- Beautifully Fitted Luxury Bathrooms
- Good Sized Utility Room
- Hugely Desirable Residential Street
- Easy Access to Battle, Westfield, Hastings & St Leonards

