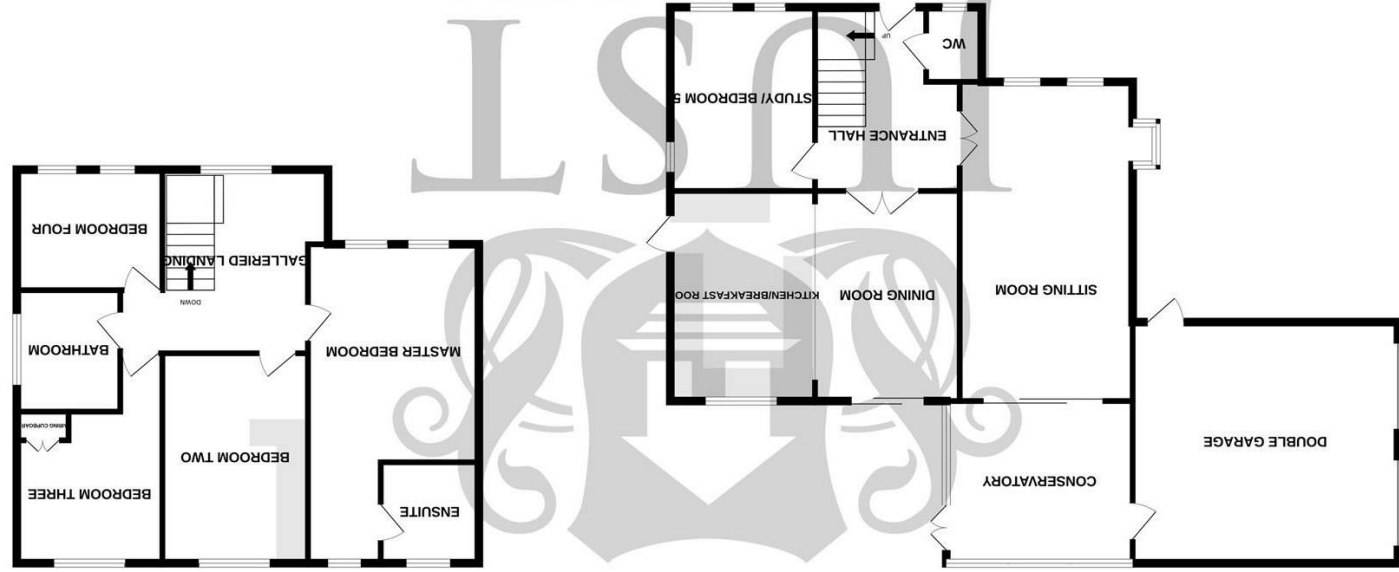


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Energy efficient - higher running costs	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	72
Potential	83



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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1ST FLOOR  
802 sq. ft. (74.5 sq.m.) approx.

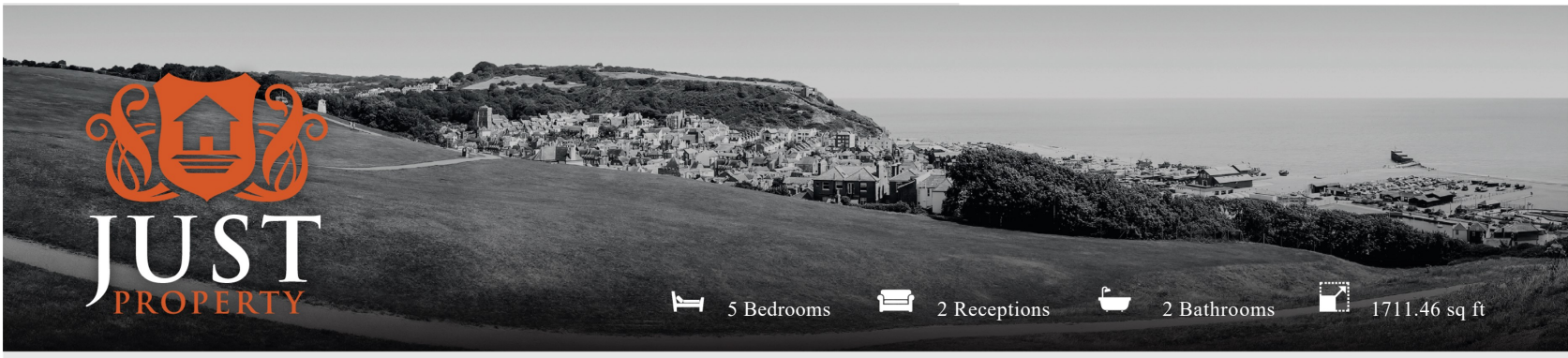
GROUND FLOOR  
1249 sq. ft. (116.0 sq.m.) approx.



# FLOORPLANS

1 Summer Hill, St. Leonards-On-Sea, TN38 0GP

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



5 Bedrooms   2 Receptions   2 Bathrooms   1711.46 sq ft

1 Summer Hill, St. Leonards-On-Sea, TN38 0GP

Freehold

# £600,000





Freehold

£600,000

5 Bedrooms 2 Receptions 2 Bathrooms 1711.46 sq ft

## PROPERTY DETAILS

Just Property are proud to bring to the open market this stunning, detached four/five bedroom family home, situated within a quiet and highly sought after cul-de-sac offering off road parking for multiple vehicles and a spacious double garage with electric up and over door.

The property opens up to a grand reception hall that flows through the ground floor accommodation, comprising of a modern open plan kitchen / dining room with fitted appliances throughout, a useful ground level bedroom which could also be used as an office space, a downstairs W.C, an impressive and bright lounge / reception room which leads through to a spacious conservatory which has internal access to the double garage. The first floor accommodates four double bedrooms with built in storage spaces with one offering an ensuite. There is also a family sized bathroom with a shower / bath.

The rear garden is mostly made up of a slabbed area which is perfect for alfresco dining and entertainment, this is complimented with the sun for most of the day. There is also a side access from the front garden.

Further benefits include an immaculate condition throughout, gas fired central heating and double glazing.

This property is not one to be missed and would make an amazing home for any family, to see all the property has to offer contact the vendors choice of sole agents Just Property on 01424 444 100 to arrange a viewing.



## ROOM DIMENSIONS

Stunning Detached Property

Off Road Parking for Multiple Vehicles

Front Garden

Property Front Door

Spacious Hallway

Downstairs W.C

Lounge / Reception Room  
21'9" x 11'10" (6.637 x 3.621)

Conservatory  
12'9" x 11'1" (3.901 x 3.388)

Double Garage  
18'0" x 16'5" (5.487 x 5.019)

Downstairs Bedroom  
12'11" x 9'11" (3.958 x 3.026)

Open Plan Kitchen / Diner  
20'3" x 14'3" (6.194 x 4.365)

Stairs Up to First Floor

Landing

Bedroom  
15'2" x 9'10" (4.648 x 3.011)

Ensuite  
Bedroom  
12'5" x 10'0" (3.797 x 3.059)

Bedroom  
9'11" x 8'0" (3.029 x 2.452)

Bedroom  
11'2" x 10'0" (3.411 x 3.056)

Bathroom  
7'11" x 7'1" (2.419 x 2.179)

Rear Garden

## FEATURES

- Detached Family Home
- Ensuite
- Double Garage
- Open Plan Kitchen / Diner
- Downstairs Bedroom
- Desirable Location
- Sunny Rear Garden
- Immaculate Condition
- Viewing Essential
- Close to Amenities

