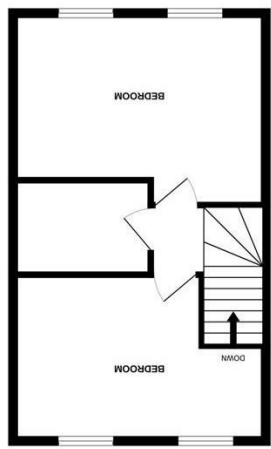
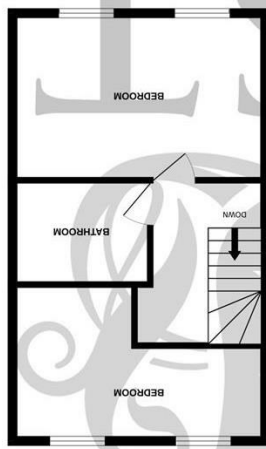


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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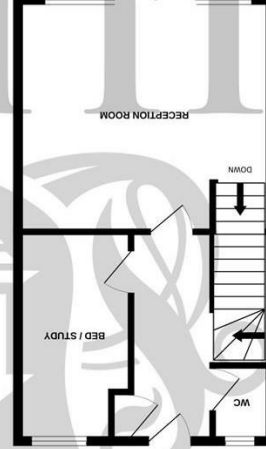
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	G
Potential	



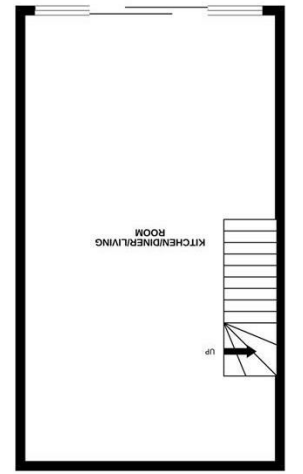
2ND FLOOR



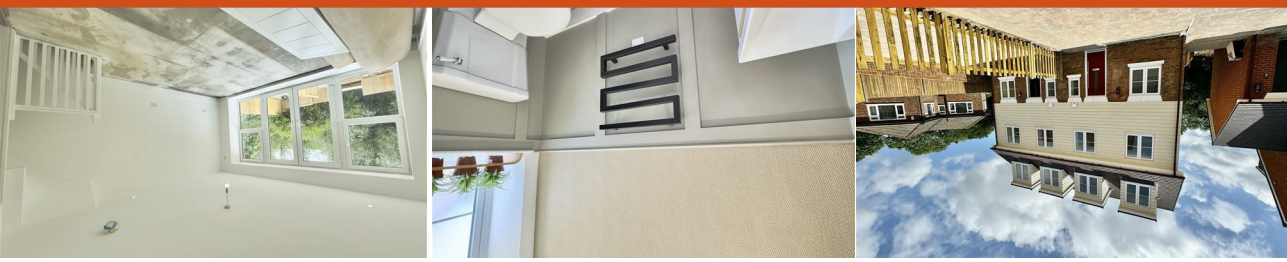
1ST FLOOR



HALL FLOOR



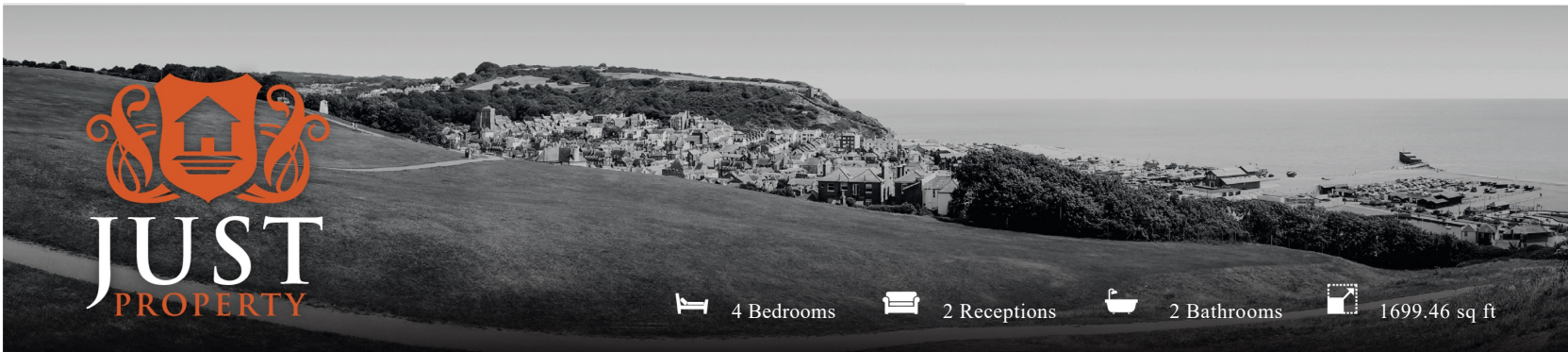
GARDEN FLOOR



# FLOORPLANS

13, Woodland Stream Fern Road, St. Leonards-On-Sea, TN38 0UH

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

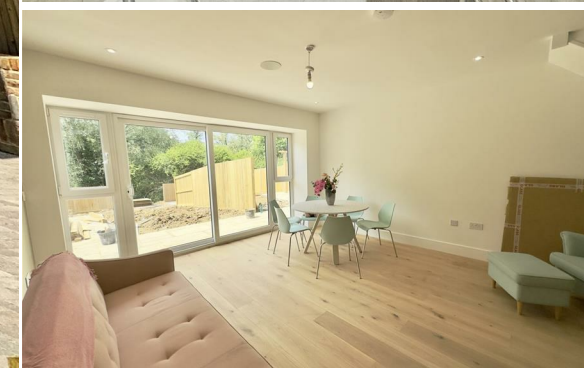


4 Bedrooms   2 Receptions   2 Bathrooms   1699.46 sq ft

13, Woodland Stream Fern Road, St. Leonards-On-Sea, TN38 0UH

Freehold

# £550,000





Freehold

£550,000



4 Bedrooms

2 Receptions

2 Bathrooms

1699.46 sq ft

## PROPERTY DETAILS

GUIDE PRICE : £550,000 TO £575,000

This exclusive development features ten luxurious, bespoke semi-detached townhouses in a prime location, just a short distance from the coast.

The light and spacious accommodation includes an entrance hall with a cloakroom, a study/bedroom, and a living room on the ground floor with doors opening to a glass Juliet balcony overlooking the garden.

Stairs lead down to the kitchen/family room, the heart of the home, equipped with state-of-the-art AEG appliances including a hob, oven, and dishwasher. This space also boasts a pantry-style cupboard, a utility cupboard, and a Bluetooth surround sound speaker system in the ceiling, with sliding doors opening onto the patio area.

The first floor comprises two generously sized double bedrooms and a stylish family bathroom with recessed shelves, accent lighting, underfloor heating, and Bluetooth mirrors.

The second floor offers two additional double bedrooms and a well-appointed bathroom with a skylight for natural light.

Externally, the property features a driveway with parking for multiple vehicles. A path leads to the rear, South-facing garden, which is a standout feature of the property. It includes a patio area perfect for al fresco entertaining, a lawn, and a private raised decking area at the rear.



## ROOM DIMENSIONS

Hallway  
3'4" x 12'10" (1.03 x 3.92)

W.C

Study/Bedroom  
12'9" x 7'4" (3.89 x 2.24)

Living Room  
15'8" x 14'2" (4.78 x 4.34)

Kitchen/Living Room  
28'6" x 13'8" (8.71 x 4.17)

Bedroom  
14'7" x 11'1" (4.45 x 3.40)

Bathroom

Bedroom  
14'6" x 9'6" (4.42 x 2.90)

Bedroom  
14'6" x 12'0" (4.42 x 3.66)

Bathroom

Bedroom  
14'6" x 11'1" (4.42 x 3.40)

## FEATURES

- Town House
- Four Storey
- Four/Five Bedrooms
- Two Luxury Fully Fitted Bathrooms
- Separate Cloakroom/W.C
- 15.9 Foot Reception Room With Juliette Balcony
- Rear Solar Panels
- Off Road Parking For Two Vehicles

