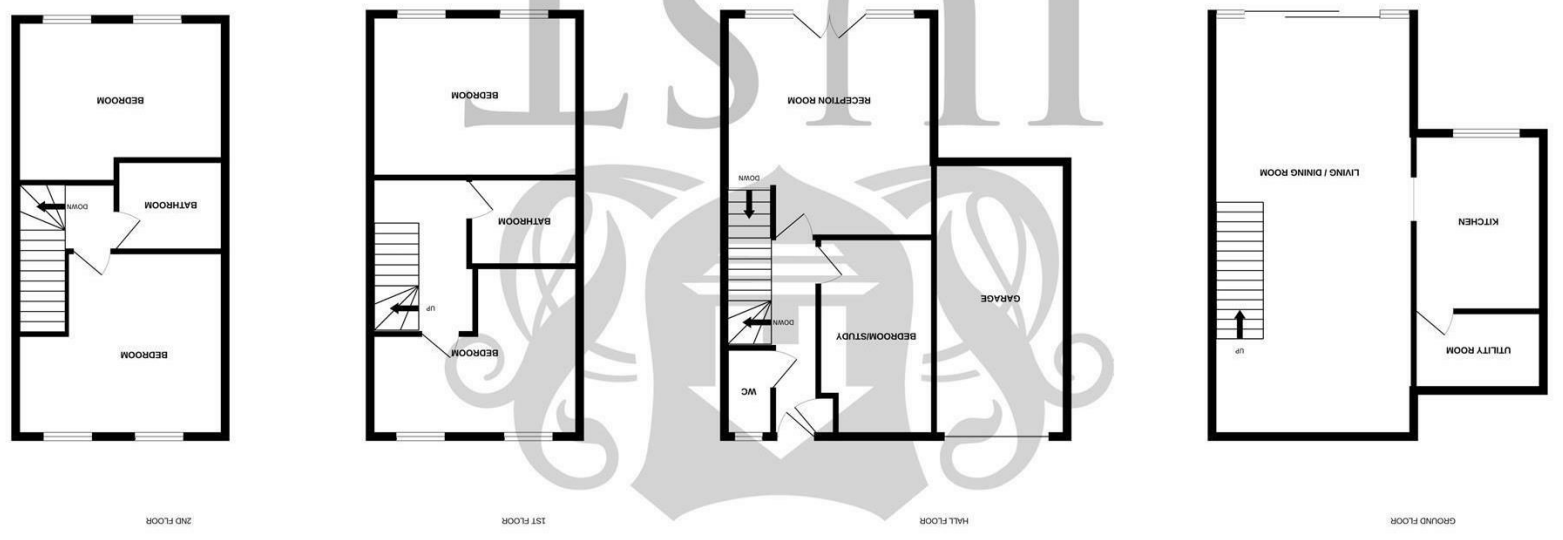


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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. Made with Metropix ©2023

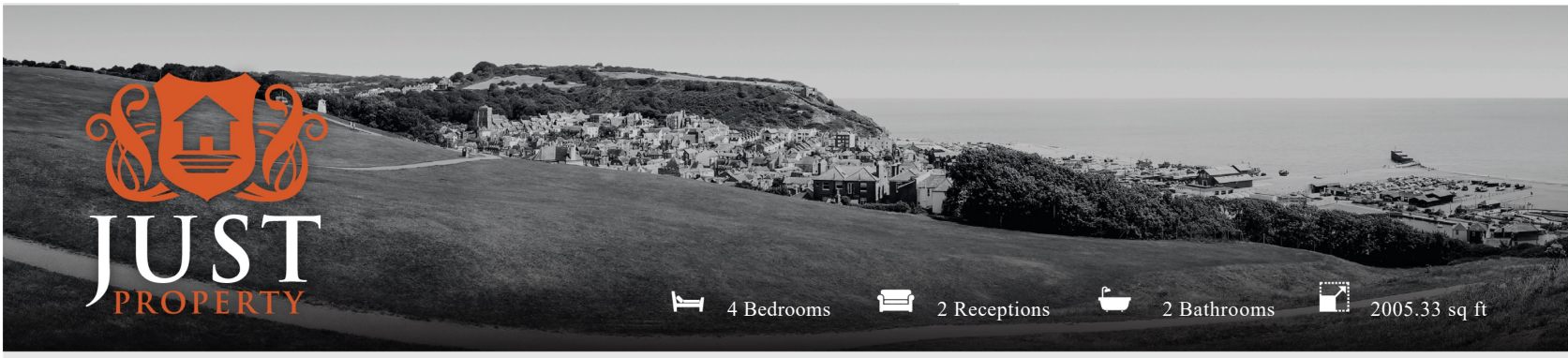
England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)



# FLOORPLANS

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

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

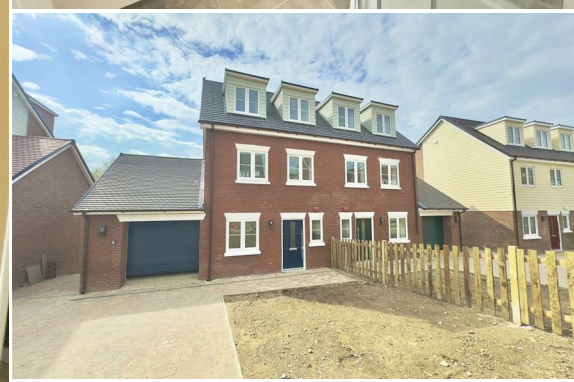


4 Bedrooms   2 Receptions   2 Bathrooms   2005.33 sq ft

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

Freehold

# £575,000







4 Bedrooms 2 Receptions 2 Bathrooms 2005.33 sq ft

## PROPERTY DETAILS

GUIDE PRICE : £575,000 TO £600,000

An exclusive collection of ten luxurious semi-detached townhouses offering unparalleled coastal living. Each home is individually designed & situated in a prime location, just a short distance from the coast.

Upon entering into the light-filled & spacious entrance hall that includes a cloakroom for added convenience. The ground floor also features a versatile study/bedroom, perfect for a home office or guest room. The living room, opens through elegant doors to a glass Juliet balcony, providing a picturesque view of the garden.

There is an expansive living/dining room, which is an inviting space, perfect for both entertaining & everyday family life, with sliding doors that connect the indoors to the patio, enhancing the flow of natural light. The adjacent kitchen is fully equipped with abundant storage & state-of-the-art AEG appliances, including a hob, oven & dishwasher. A separate utility room adds further practicality. The room also boasts a sophisticated Bluetooth surround sound speaker system integrated into the ceiling, providing high-quality audio throughout.

Ascending to the first floor, you'll discover two generously sized double bedrooms, the family bathroom on this floor is meticulously finished, featuring recessed shelves, accent lighting, underfloor heating, and Bluetooth mirrors, blending functionality with modern luxury. The second floor houses two additional spacious double bedrooms, each designed to maximize comfort & style. An additional well-appointed bathroom on this level features a skylight, ensuring the space is bathed in natural light.

Externally, each property includes a front driveway with parking for multiple vehicles and a garage. As well as side access, to the rear, where you'll find the South-facing garden. This outdoor space features a patio area ideal for al fresco dining & entertaining. The rest of the garden is laid to lawn, complemented by a private raised decking area at the rear.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	14'4" x 9'9" (4.38 x 2.98)
12'11" x 4'0" (3.94 x 1.23)	Bathroom
Cloak Room	Bedroom
Service Cupboard	14'4" x 11'2" (4.38 x 3.41)
Study/Bedroom	Second Floor Hall/Landing
10'1" x 6'11" (3.09 x 2.13)	Bedroom
Reception Room	14'4" x 11'3" (4.38 x 3.44)
15'10" x 13'11" (4.84 x 4.26)	Bathroom
Stairs Leading To	Bedroom
Living Room	13'9" x 11'6" (4.20 x 3.53)
28'8" x 12'9" (8.74 x 3.90)	Driveway
Kitchen	Garage
12'5" x 8'0" (3.81 x 2.46)	9'8" x 19'0" (2.95 x 5.80)
Utility Room	Rear Garden
First Floor Hall/Landing	Front Garden

## 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
- Garage

