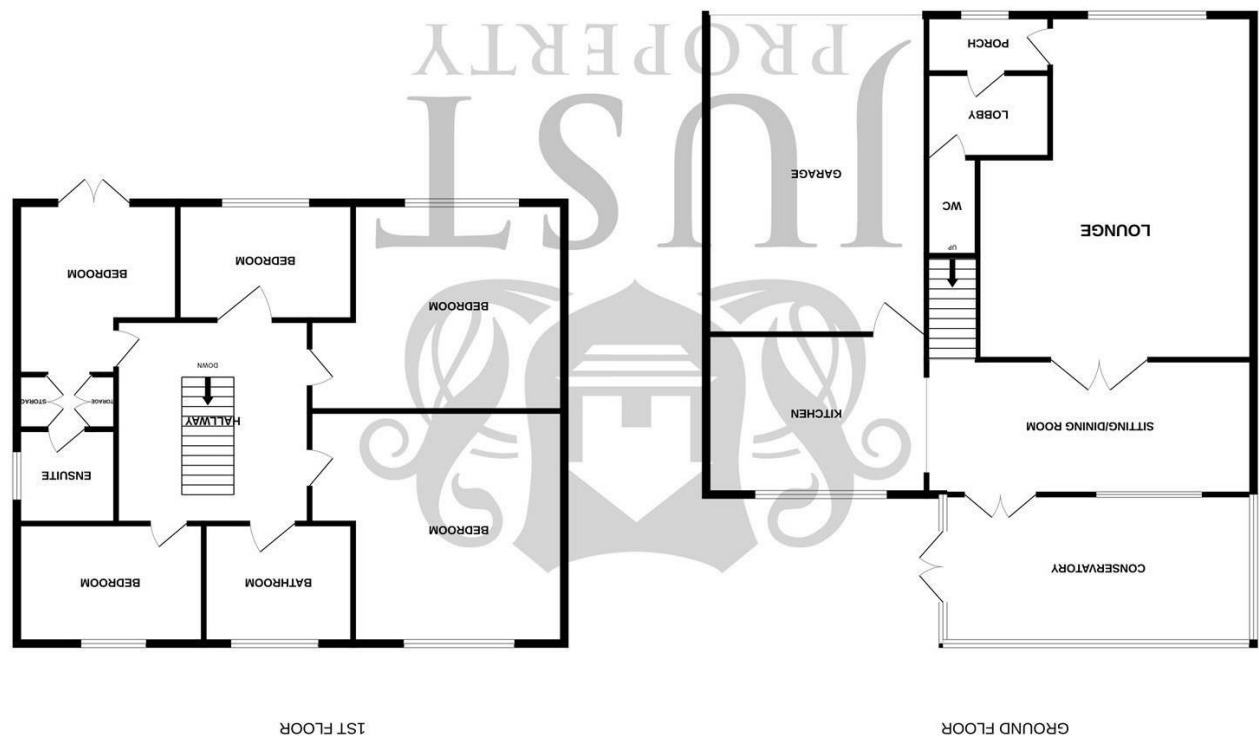


England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs
70	85

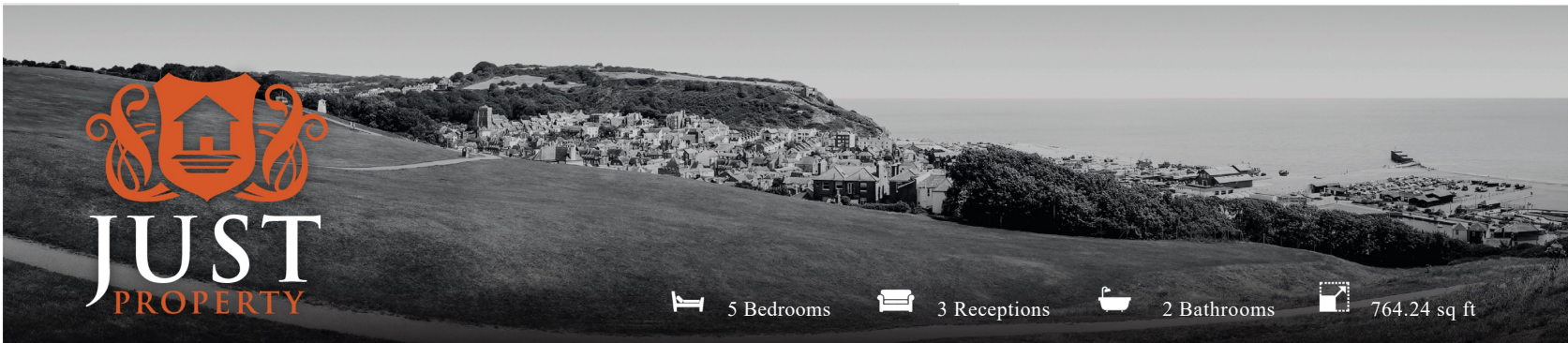
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



## FLOORPLANS

23 Sandwich Drive, St. Leonards-On-Sea, TN38 0XJ

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



5 Bedrooms   3 Receptions   2 Bathrooms   764.24 sq ft

Freehold

# £527,500

23 Sandwich Drive, St. Leonards-On-Sea, TN38 0XJ





Freehold

£527,500

5 Bedrooms 3 Receptions 2 Bathrooms 764.24 sq ft

## PROPERTY DETAILS

Just Property Present to the open market this substantial FIVE BEDROOM detached family home situated within this quiet and highly desirable location. The living accommodation is arranged over TWO FLOORS and has a spacious feel throughout. Conveniently located within close proximity to amenities, shops and train links to London and Brighton this family home is not one to be missed.

Comprising of five bedrooms, three reception rooms and two bathrooms this property is filled with an abundance of natural light throughout. Accommodation and benefits include an internal porch and lobby area, a large lounge with open plan kitchen / diner as well as a conservatory which all over look the STUNNING REAR GARDEN. The principle bedroom boasts built in storage and a very useful En-Suite.

Just Property strongly suggest a viewing to fully appreciate the size and location, to arrange access for a viewing contact the vendors choice of agents Just Property on 01424 444 100.

Further benefits are to include a handy garage space with both front and rear access, the opportunity to live in this popular / quiet location and double glazing throughout.

Council Tax Band - D



## ROOM DIMENSIONS

Large Single Garage and Off-Road Parking

Porch

Lobby

W/C

6'4" x 3'0" (1.94 x 0.93)

Lounge

17'4" x 46'7" (5.30 x 14.2)

Dining Room

17'2" x 15'5" (5.25 x 4.71)

Kitchen

11'4" x 10'10" (3.46 x 3.31)

Conservatory

15'7" x 9'2" (4.76 x 2.80)

Garage

19'4" x 11'4" (5.91 x 3.46)

Stairs up to Landing

Upstairs Landing

Master Bedroom

18'3" x 11'4" (5.57 x 3.46)

En-suite

8'5" x 3'10" (2.58 x 1.17)

Bedroom 2

13'7" x 11'1" (4.15 x 3.40)

Bedroom 3

12'11" x 11'1" (3.95 x 3.40)

Family Bathroom

7'9" x 7'6" (2.38 x 2.30)

Bedroom 4

11'4" x 8'1" (3.46 x 2.48)

Bedroom 5

7'9" x 6'9" (2.38 x 2.08)

Private Rear Garden

## FEATURES

- 5 Bedroom Detached Family Home
- Stunning Master Suite With Juliet Balcony
- Modern Fitted Kitchen
- En-suite Shower Room
- Fully Equipped Family Bathroom
- Large Single Garage

