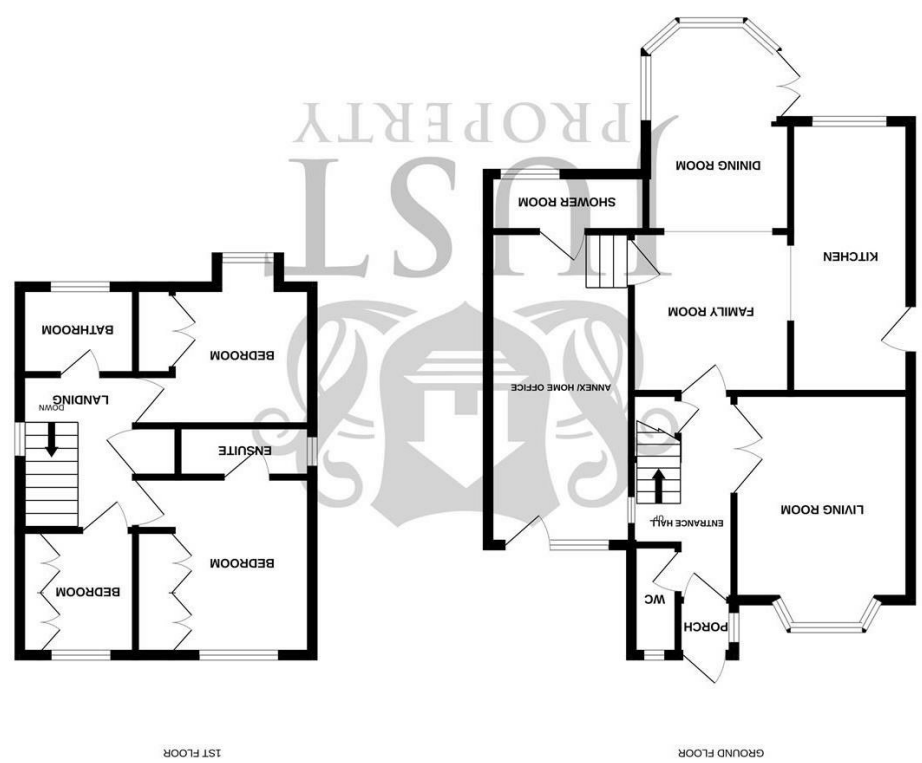


What every agent has made to ensure the accuracy of the English contained here, measurements of doors, windows and appliances are approximate and should be used as such. Any of these matters, please see the relevant section and read the full disclaimer. This is to ensure the quality of the information given. Made with Mapbox 2024.

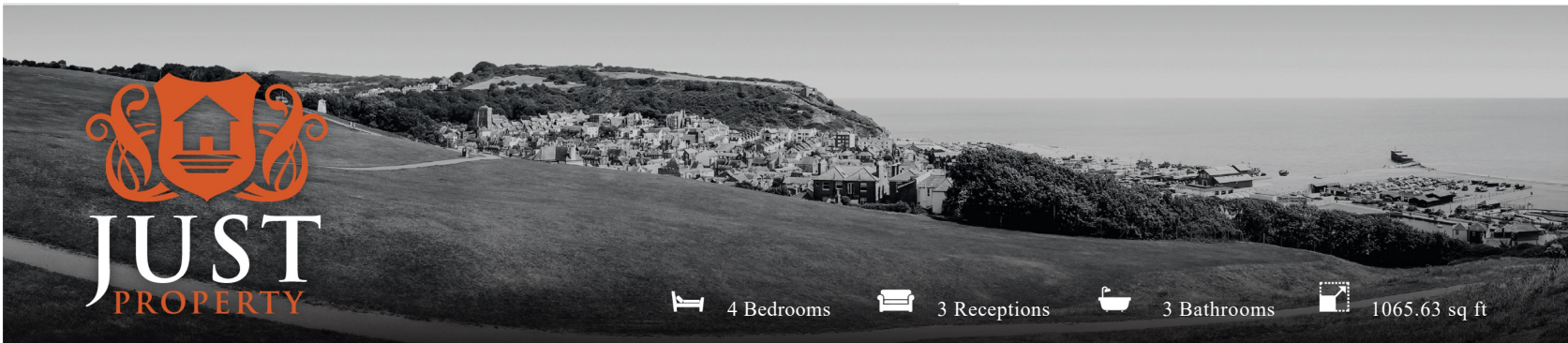
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	66
Potential	81
Energy Efficiency Rating	



FLOORPLANS

17 Highwater View, St. Leonards-On-Sea, TN38 8EL

www.justproperty.net

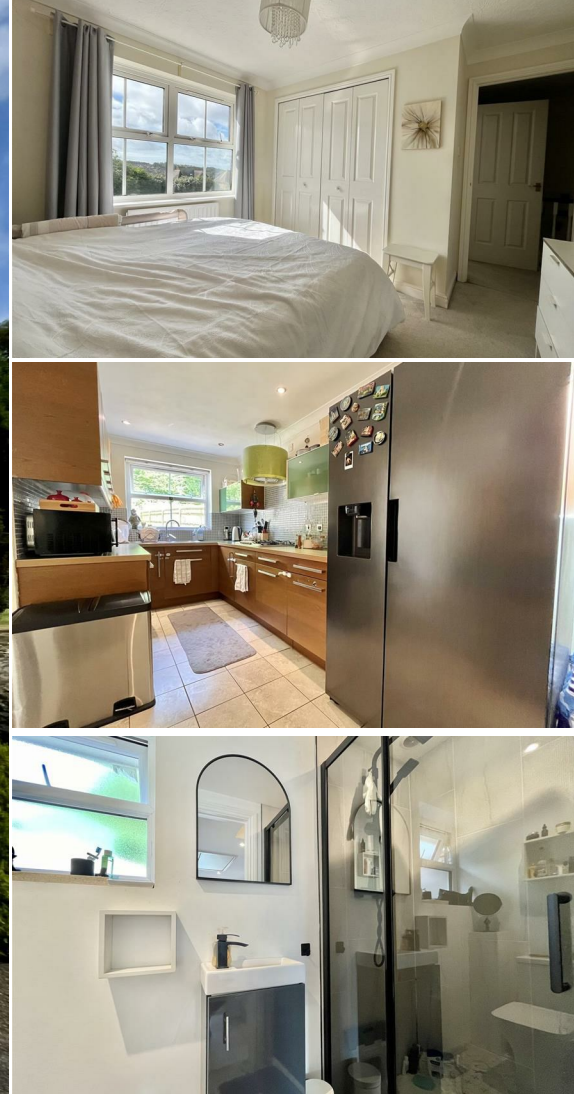


4 Bedrooms 3 Receptions 3 Bathrooms 1065.63 sq ft

Freehold

£450,000

17 Highwater View, St. Leonards-On-Sea, TN38 8EL





Freehold

£450,000

4 Bedrooms

3 Receptions

3 Bathrooms

1065.63 sq ft

PROPERTY DETAILS

*** O.I.E.O £450,000 ***

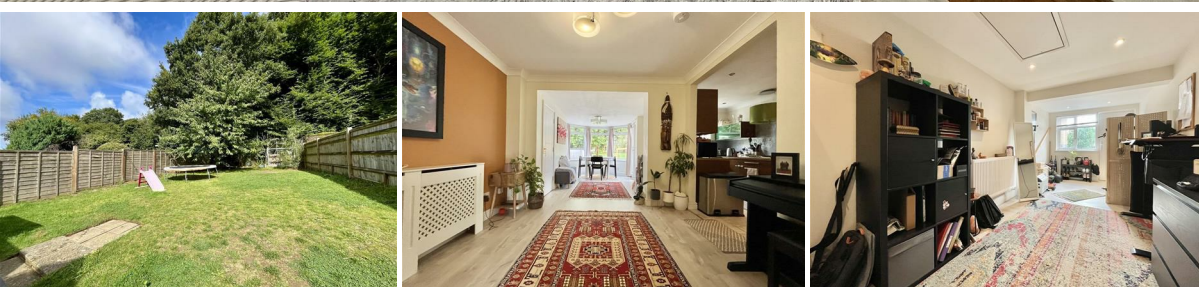
A very well presented three/four bedroom detached and spacious family home arranged, situated on the outskirts of St Leonards with excellent transport links to both Hastings and Battle, and within easy reach of a comprehensive range of shopping, sporting and recreational facilities as well as being near to the mainline railway station, the seafront and promenade, and the fantastic Old Town of Hastings. The property is within the catchment area for many local schools as well as having various play ground facilities on this prestigious development.

The property accommodation provides a spacious entrance hallway, with a useful cloakroom, bay fronted family lounge, a open plan family room leading into the kitchen and separate dining room. From the family room there are steps down into an annex/home office which has a modern fitted shower room. To the first floor, there are three bedrooms, of which the main bedroom has an ensuite shower room, as well as a family bathroom. Externally the property benefits from having off-road parking for several vehicles and an attractive rear garden, which has been landscaped to make the most of the sun and views whilst being low maintenance with an area of patio.

Further benefits of this spacious family home include an annex / home office with a shower room and plumbing to fix a kitchenet if and when needed, gas fired central heating, double glazed windows, and wonderful views from the front of the property.

To fully appreciate this beautifully presented family home, viewing is via the vendors choice of sole agents, Just Property.

W3W ///framework.races.breathed



ROOM DIMENSIONS

Front Door

Porch

Entrance Hall

Downstairs W.C

Living Room

13'8" x 10'9" (4.168 x 3.302)

Family Room

10'6" x 10'3" (3.21 x 3.13)

Kitchen

17'0" x 7'2" (5.205 x 2.19)

Dining Room

13'5" x 8'3" (4.09 x 2.52)

Steps Down to

Annex/Home Office

20'10" x 7'10" (6.36 x 2.4)

Shower Room

Stairs Leading From the Entrance Hall to First Floor

Bedroom

11'0" x 10'7" (3.37 x 3.24)

Ensuite Shower Room

Bedroom

11'1" x 12'1" (3.39 x 3.69)

Bedroom

7'4" x 6'9" (2.24 x 2.07)

Bathroom

Front and Rear Garden

Off Road Parking

FEATURES

- Detached Family Home
- Three/ Four Bedrooms
- Open Plan Living
- Modern Kitchen and Bathrooms
- Annex/ Home Office
- Three Bathrooms and a Separate W.C
- Close to Local Amenities
- Front and Rear Gardens
- Off Road Parking
- Viewing Highly Recommended

