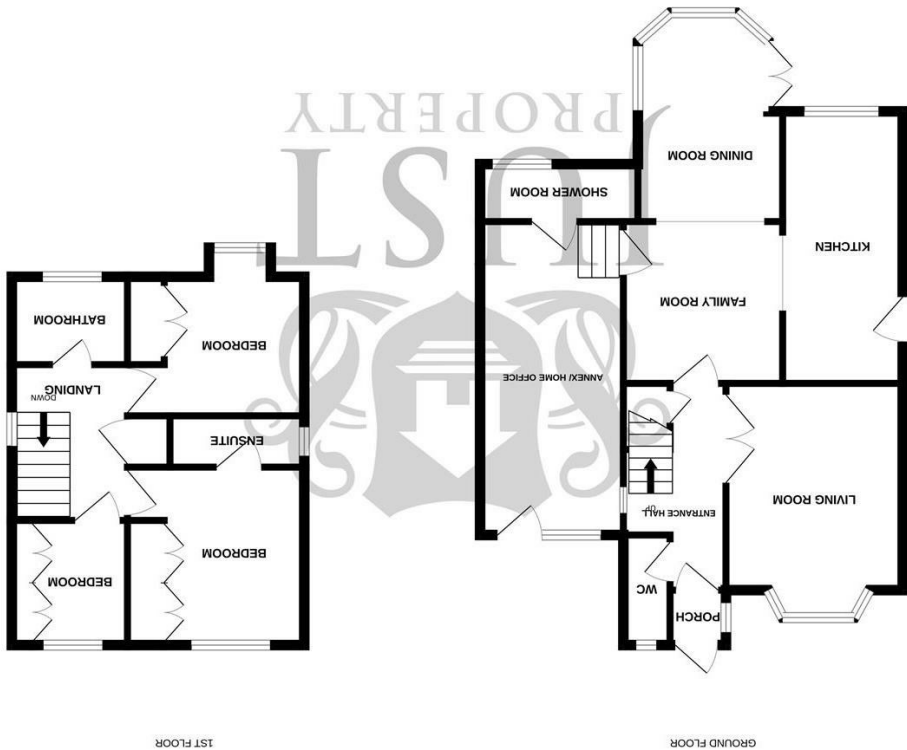
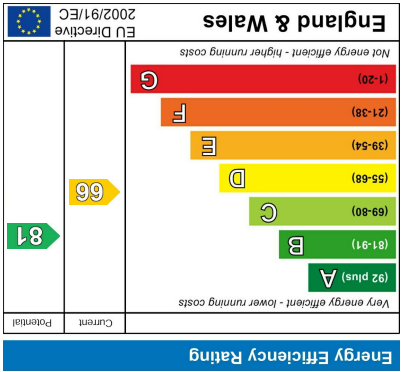




1 & 1A George Street, Hastings, TN34 3EA | Tel: 01424 444100 | Email: hastings@justproperty.net

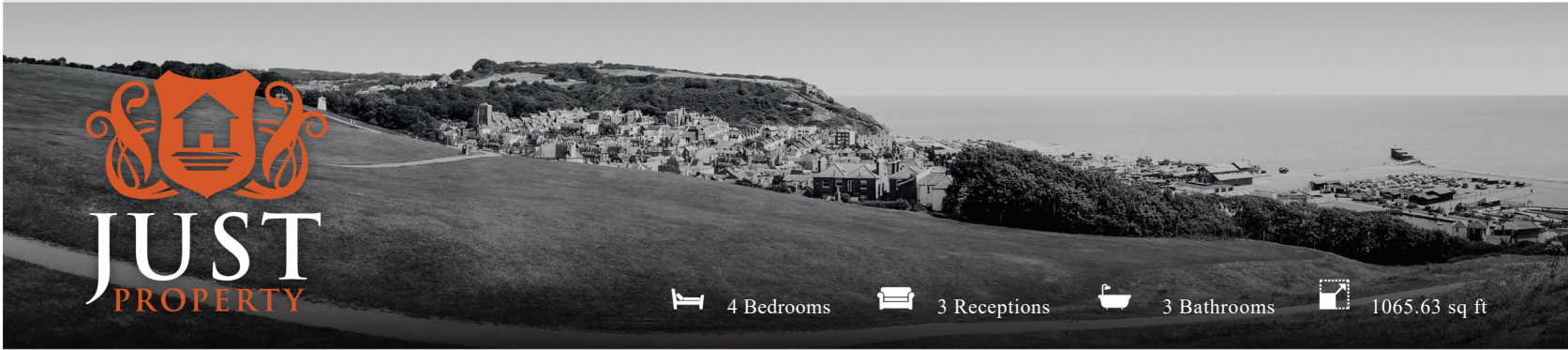
What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of windows, doors and other items are approximate and no responsibility is taken for any error. Plans are for information purposes only and should be used as such for any prospective purchaser. This notice, printed and reproduced here and been issued and no guarantee as to their operation or efficiency can be given.



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

FLOORPLANS

www.justproperty.net



4 Bedrooms 3 Receptions 3 Bathrooms 1065.63 sq ft

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

Freehold

£400,000





Freehold

£400,000



4 Bedrooms 3 Receptions 3 Bathrooms 1065.63 sq ft

PROPERTY DETAILS

PRICE GUIDE £400,000 - £425,000

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 a annex/ home office which has a modern fitted shower room. To the first floor, there are three bedrooms, of which the main bedroom has a 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	Shower Room
Porch	Stairs Leading From the Entrance Hall to Fist Floo
Entrance Hall	Bedroom 11'0" x 10'7" (3.37 x 3.24)
Downstairs W.C	Ensuite Shower Room
Living Room 13'8" x 10'9" (4.168 x 3.302)	Bedroom 11'1" x 12'1" (3.39 x 3.69)
Family Room 10'6" x 10'3" (3.21 x 3.13)	Bedroom 7'4" x 6'9" (2.24 x 2.07)
Kitchen 17'0" x 7'2" (5.205 x 2.19)	Bathroom
Dining Room 13'5" x 8'3" (4.09 x 2.52)	Front and Rear Garden
Steps Down to	Off Road Parking
Annex/Home Office 20'10" x 7'10" (6.36 x 2.4)	

FEATURES

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



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.