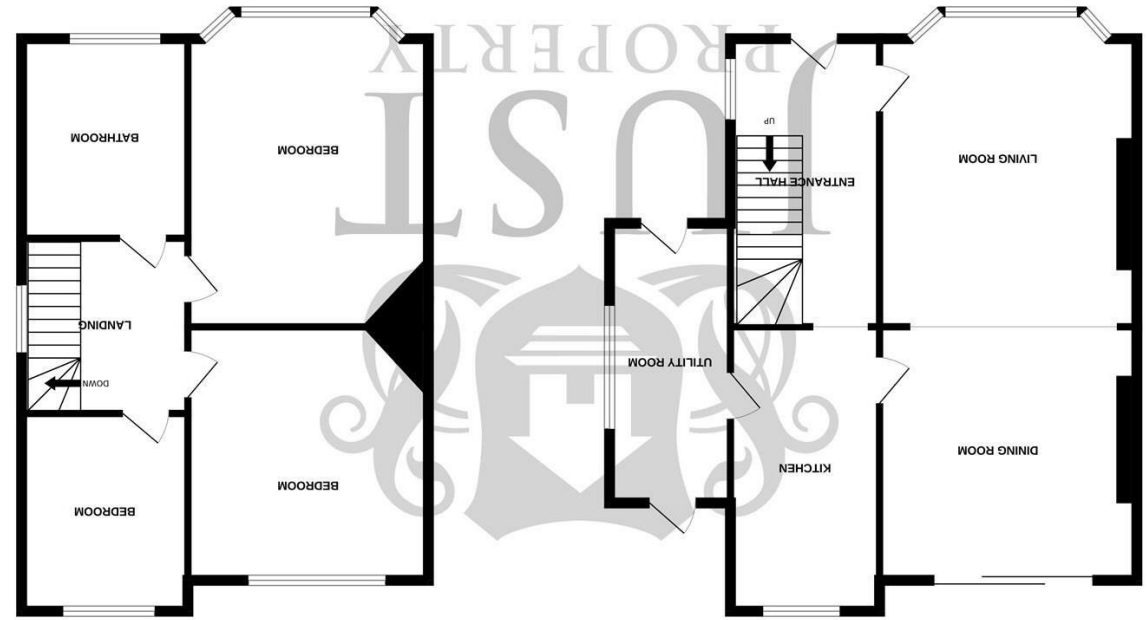


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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



England & Wales	
EU Directive 2002/91/EC	
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)
Current	65
Potential	85

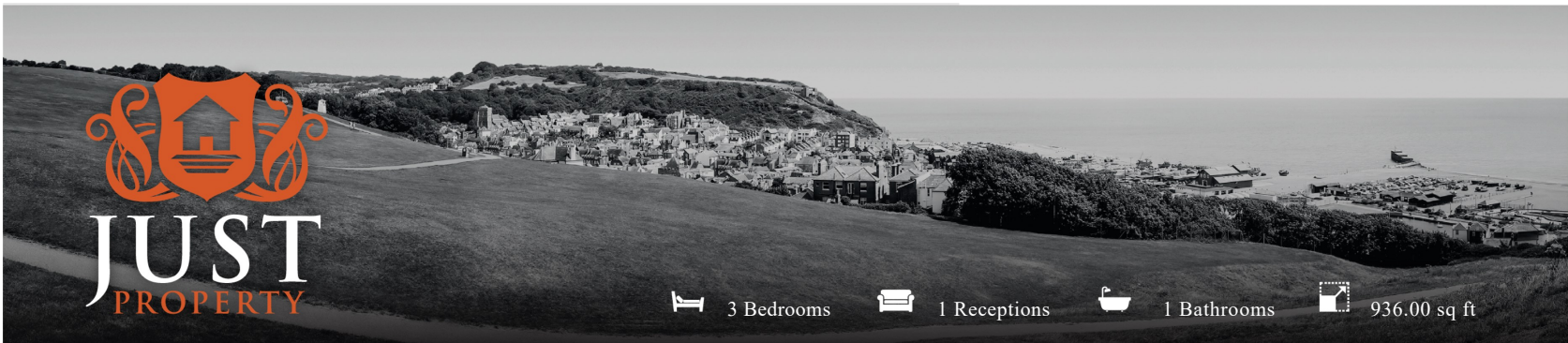
1ST FLOOR GROUND FLOOR



4 Hythe Avenue, St. Leonards-On-Sea, TN38 8BE

FLOORPLANS

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3 Bedrooms 1 Receptions 1 Bathrooms 936.00 sq ft

Freehold

£299,950

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Freehold

£299,950

3 Bedrooms 1 Receptions 1 Bathrooms 936.00 sq ft

PROPERTY DETAILS

CHAIN FREE

This well-presented three-bedroom semi-detached house, offering spacious living and modern comforts in a desirable location. With its thoughtfully designed layout and charming features, this property is perfect for families or those seeking a stylish home with excellent indoor and outdoor space.

Upon entering, you are greeted by a welcoming entrance hallway that leads into the open-plan living and dining room. The living room features a bay-fronted window, filling the space with natural light and creating a bright, airy atmosphere. The dining area flows seamlessly from the living room and is enhanced by patio doors that open directly onto the south-facing rear garden, making it an ideal space for entertaining and indoor-outdoor living.

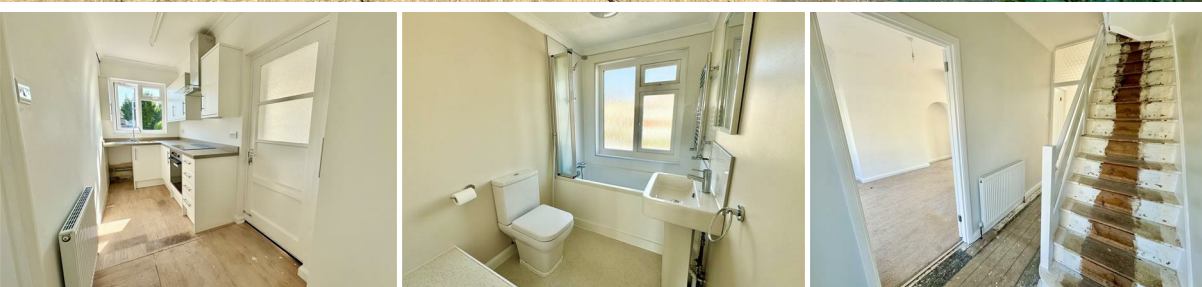
The modern kitchen is well-fitted with sleek cabinetry and integrated appliances, including an oven, hob, and extractor fan. There is ample space for a freestanding dishwasher, ensuring that the kitchen remains both functional and stylish.

A separate utility room provides extra convenience, offering space for a washing machine and additional storage with its built-in cupboards.

Upstairs, you will find three bedrooms, two of which are generously sized doubles, perfect for families or those needing extra space for guests or a home office. The family bathroom is modern and well-equipped, featuring a bath with shower over, W/C, wash hand basin, and a heated towel rail for added comfort.

The property benefits from gas central heating and is double-glazed throughout, ensuring warmth and energy efficiency. Externally, the house boasts off-road parking at the front and a delightful south-facing rear garden, providing a sunny, private outdoor space to enjoy throughout the day.

This home offers a fantastic opportunity to live in a well-maintained property with a blend of contemporary features and practical living spaces. Early viewing is highly recommended to fully appreciate all that this property has to offer.



ROOM DIMENSIONS

Front Door

Entrance Hall
11'3" x 5'8" (3.43m x 1.73m)

Living Room
10'10" x 11'4" (3.32m x 3.46m)

Dining Room
10'9" x 10'10" (3.30m x 3.32m)

Kitchen
5'8" x 13'0" (1.73m x 3.98m)

Utility Room
4'5" x 15'3" (1.35m x 4.65m)

Stairs Leading To

First Floor Landing
6'4" x 5'10" (1.94m x 1.80m)

Bedroom
9'6" x 5'11" (2.92m x 1.82m)

Bedroom

10'10" x 10'3" (3.32m x 3.14m)

Bedroom

11'3" x 10'10" (3.45m x 3.31m)

Bathroom

5'4" x 7'3" (1.65m x 2.23m)

Rear Garden

Driveway

FEATURES

- Semi Detached House
- Three Bedrooms
- Modern Throughout
- Utility Room
- CHAIN FREE
- Driveway
- South Facing Garden
- Double Glazed
- Gas Central Heating
- Internal Viewing Highly Recommended

