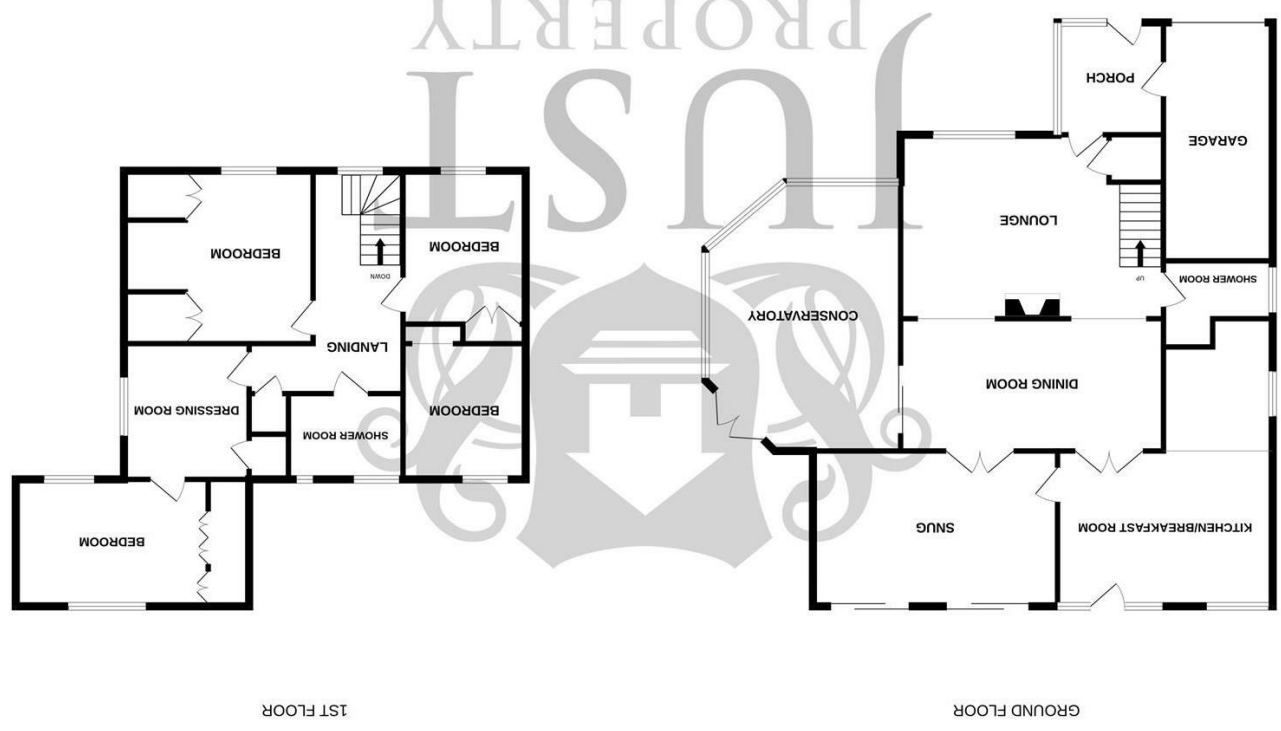


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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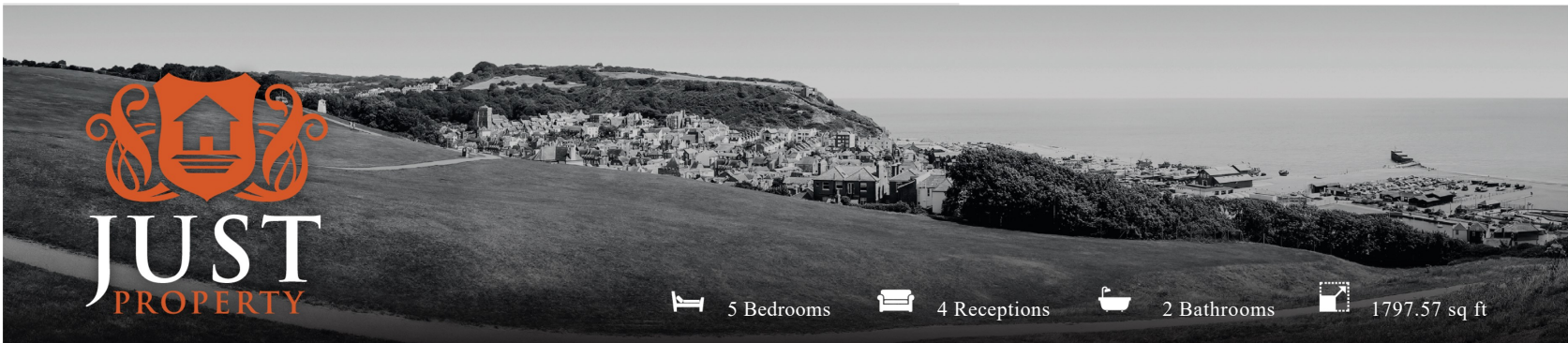
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	72
Potential	81



FLOORPLANS

3 Gillsmans Park, St. Leonards-On-Sea, TN38 0SN

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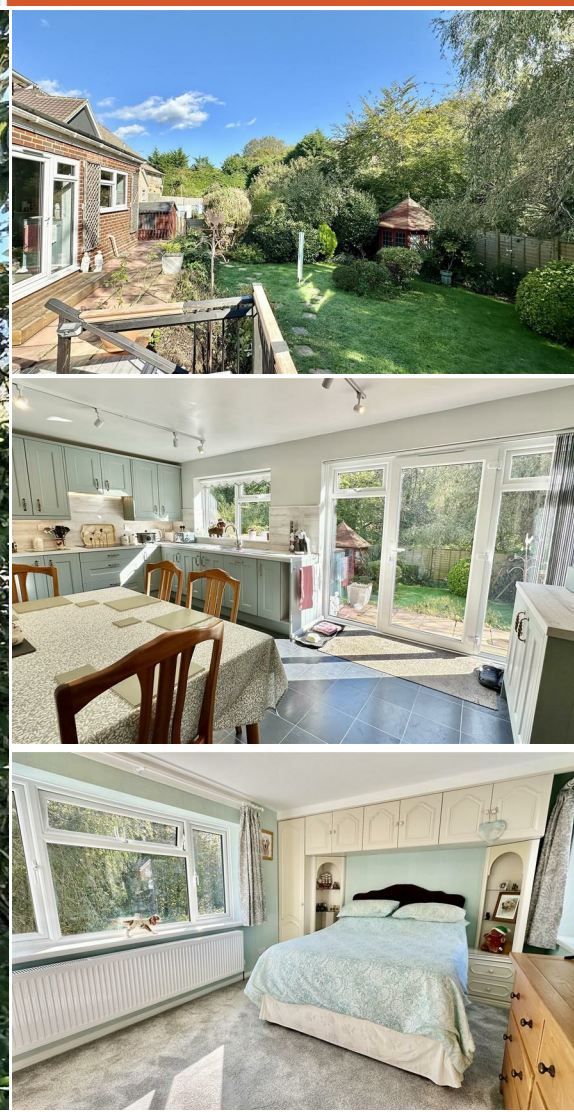


5 Bedrooms | 4 Receptions | 2 Bathrooms | 1797.57 sq ft

Freehold

£599,950

3 Gillsmans Park, St. Leonards-On-Sea, TN38 0SN





5 Bedrooms 4 Receptions 2 Bathrooms 1797.57 sq ft

PROPERTY DETAILS

OFFERS OVER £599,950

This beautifully presented and exceptionally well-positioned 4/5 bedroom detached family home is located on a quiet, tree-lined residential road in St Leonards. The property is ideally situated close to both primary and secondary schools, a local parade of shops, and within easy reach of the stunning St Leonards and Hastings seafronts, railway station, supermarkets, and excellent transport links.

The accommodation is spread over two floors. Upon entering, you are welcomed by an entrance leading into the inner hallway, which flows through to a spacious family lounge and adjoining dining area. There is also a versatile rear snug, a bright conservatory, and a fully fitted kitchen/dining room with access opening onto the rear garden. The property offers two shower rooms/WCs, one on each floor. The first floor comprises 4/5 well-proportioned bedrooms, with lovely views over the rear garden and the surrounding tree-lined road.

Externally, the property features off-road parking for several vehicles, an integral garage/workshop, an attractive front garden, and a beautifully landscaped rear garden. The rear garden boasts decked areas, a patio, a lawn section, a summer house, and a useful storage shed, all backing onto open spaces and offering a serene, leafy outlook.

Additional benefits include UPVC double glazing and gas-fired central heating. Viewing is highly recommended by the vendor's sole agents, Just Property, to fully appreciate this stylish and beautifully presented family home in a fantastic location.



ROOM DIMENSIONS

Front Door	Bedroom
Entry Porch	13'8" x 10'0" (4.19m x 3.05m)
Hallway	Bedroom
Living Room	10'7" x 9'8" (3.23m x 2.95m)
20'4" x 12'7" (6.22m x 3.84m)	Bedroom
Dining Room	12'9" x 12'5" (3.89m x 3.81m)
20'4" x 10'0" (6.22m x 3.05m)	Bedroom
Kitchen/Breakfast Room	11'1" x 8'0" (3.38m x 2.44m)
18'9" x 18'11" (5.72m x 5.79m)	Bedroom / Dressing Room
Snug	9'3" x 8'5" (2.84m x 2.57m)
16'2" x 10'0" (4.95m x 3.07m)	Shower Room
Conservatory	Workshop
16'4" x 9'4" (5.00m x 2.87m)	16'7" x 9'6" (5.08m x 2.90m)
Shower Room / WC	Front Garden
Stairs To Landing	Rear Garden
	Off Road Parking

FEATURES

- Beautifully Presented Four / Five Bedroom Detached Home
- Two Shower Rooms
- Off Road Parking and Workshop/Garage
- Stunning Rear Garden
- Four Reception Rooms with a Conservatory
- Open Plan Kitchen / Dining Room
- Solar Pannels
- Immaculately Presented
- Quiet Tree Lined Residential Road
- St Leonards Position near to Schools, Shops, Seafront

