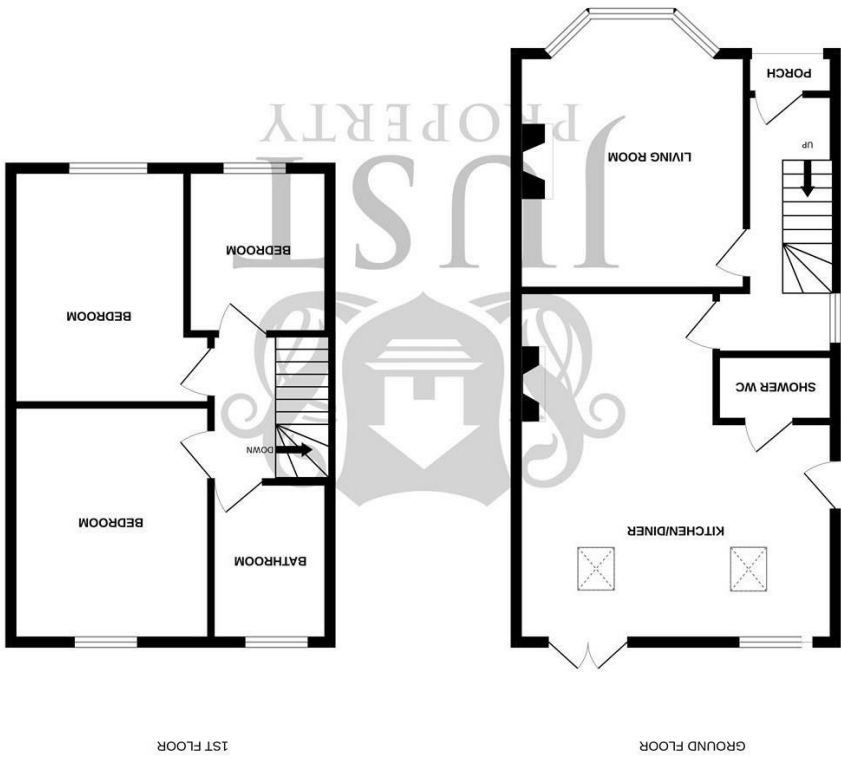




Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual, finished, rooms and any other area are approximate and responsibility is taken for any error, omission or misstatement. The floorplans are approximate and should be used as a guide only. No guarantee is given as to the accuracy of the floorplans. The floorplans are approximate and should be used as a guide only. No guarantee is given as to the accuracy of the floorplans. The floorplans are approximate and should be used as a guide only. No guarantee is given as to the accuracy of the floorplans.

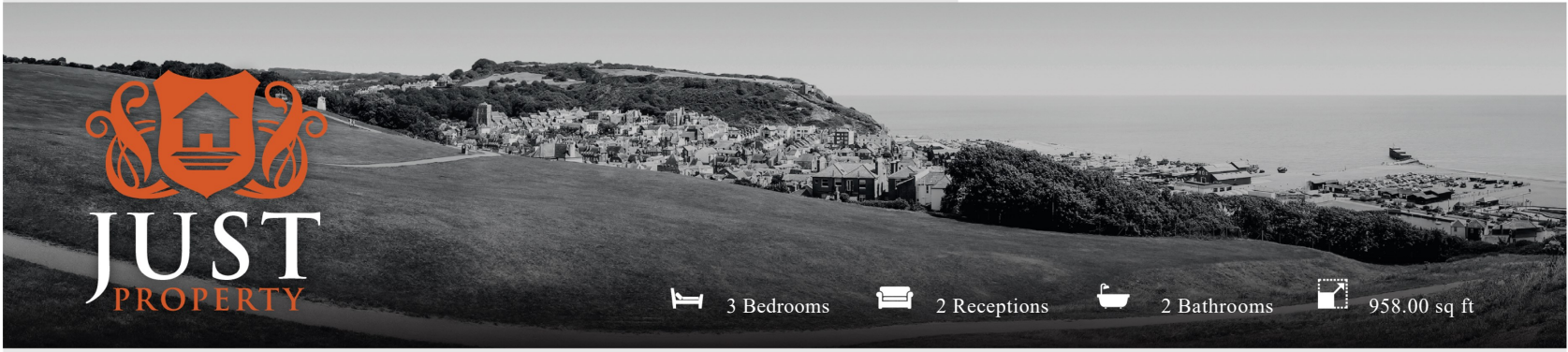
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
	Current	82
	Potential	88
	Very energy efficient - lower running costs	
	A (92 plus)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
	Not energy efficient - higher running costs	



FLOORPLANS

4 Battle Crescent, St. Leonards-On-Sea, TN37 7AW

www.justproperty.net



4 Battle Crescent, St. Leonards-On-Sea, TN37 7AW

3 Bedrooms 2 Receptions 2 Bathrooms 958.00 sq ft

Freehold
£350,000





Freehold

£350,000



3 Bedrooms



2 Receptions



2 Bathrooms



958.00 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to market this beautifully presented three-bedroom, two-bathroom semi-detached family home, tucked away in a quiet residential cul-de-sac. Ideally located within walking distance of local schools, and shops, the property also offers easy access to the towns of St Leonards, Hastings, and their stunning seafront and promenades. The towns of Bexhill, Battle, Eastbourne and Rye are nearby too.

The current owners have greatly improved the property, creating a bright and stylish living environment. The ground floor features a spacious entrance porch with practical storage space, a welcoming bay-fronted family lounge, and a modern ground floor shower room/WC. The heart of the home is the stunning open-plan kitchen/breakfast room and dining area, complete with integrated appliances—including an instant hot water tap—and French doors that open directly onto the rear garden. It's the perfect space for both everyday living and entertaining.

Upstairs, you'll find two generous double bedrooms, a comfortable single bedroom, and a beautifully appointed family bathroom with a luxurious freestanding bath.

Outside, the property boasts off-road parking for multiple vehicles, a well-kept lawned rear garden, and a patio area, ideal for family gatherings and summer barbecues. There are fully owned solar panels linked to an export tariff with Octopus Energy.

This turn-key home offers a fantastic opportunity for families looking to settle in a peaceful yet convenient location. Viewings are highly recommended via the vendors' sole agents, Just Property.

ROOM DIMENSIONS

Front Door

Entrance Hallway

Storage Area

Family Lounge
13'5" x 11'6" (4.11 x 3.53)

Open Plan Kitchen / Dining Room
19'1" x 16'1" (5.83 x 4.92)

Shower / WC

Stairs To Landing

Bedroom
12'0" x 11'5" (3.68 x 3.48)

Bedroom
12'11" x 10'2" (3.96 x 3.10)

Bedroom
7'8" x 6'7" (2.34 x 2.03)

Bathroom

Off Road Parking

Rear Garden

Side Garden Area

FEATURES

- Beautifully Presented Three Bedroom Family Home
- Bay Front Fronted Lounge
- Gorgeous Open Plan Kitchen / Dining Area
- Off Road Parking For Several Cars
- Garden With Landscaped Seating Area
- CHAIN FREE
- Fully Owned Solar Panels Fitted
- Walking Distance To Schools and Shops
- New Fitted Kitchen With Integral Appliances
- UPVC Windows and Gas Central Heating



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.