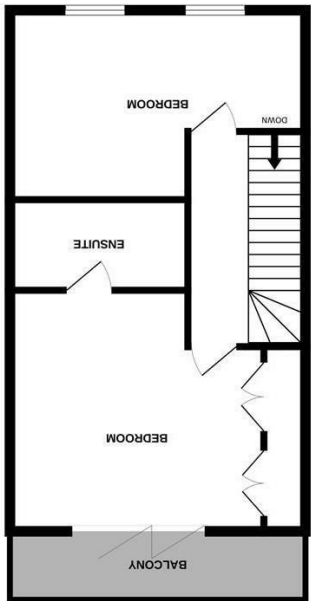


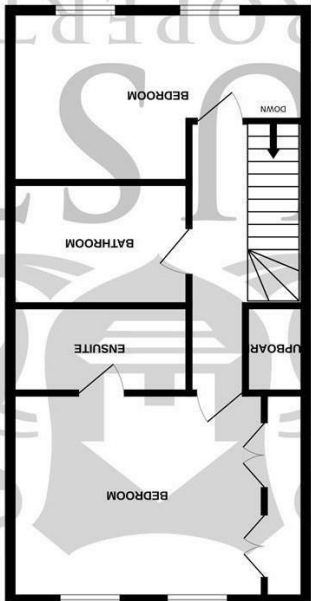


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

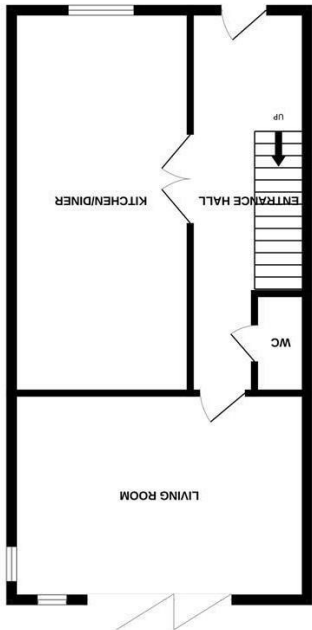
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2ND FLOOR



1ST FLOOR



GROUND FLOOR

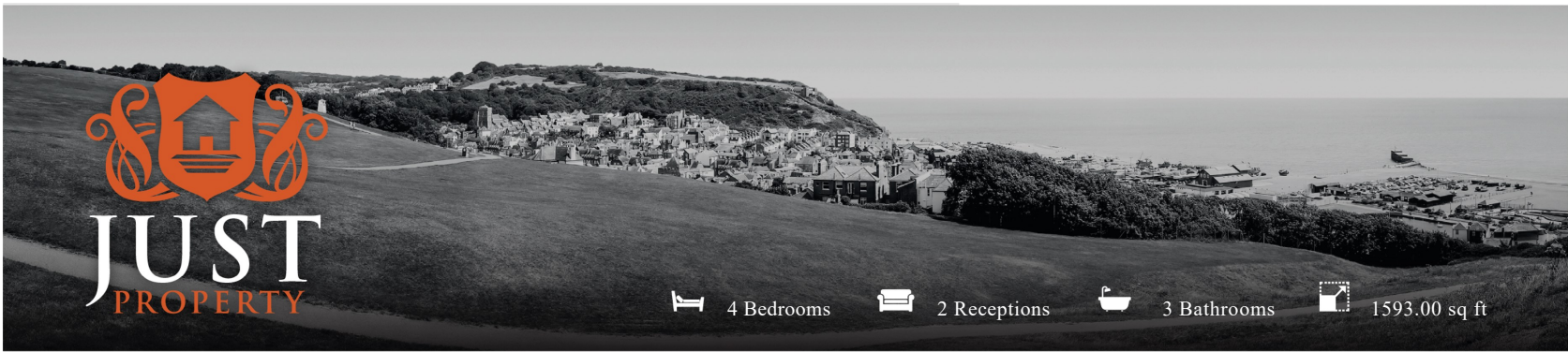
England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
	Current
85	93
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	



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FLOORPLANS

6 Archery Road, St. Leonards-On-Sea, TN38 0FZ



6 Archery Road, St. Leonards-On-Sea, TN38 0FZ

Freehold

£575,000





Freehold

£575,000

4 Bedrooms 2 Receptions 3 Bathrooms 1593.00 sq ft

PROPERTY DETAILS

CHAIN FREE

Just Property are pleased to present this impressive and beautifully appointed modern townhouse, forming part of an exclusive and thoughtfully designed development in the heart of a historic conservation area. Ideally situated just moments from the seafront, the mainline railway station with direct links to London and Brighton, and the picturesque St Leonards Gardens.

Arranged over three spacious floors, the property offers four generously sized bedrooms, including a stunning principal bedroom with en-suite and private balcony. A second en-suite serves a first-floor bedroom, alongside a stylish family bathroom. The ground floor features an elegant entrance hall, a contemporary kitchen/dining room with integrated appliances, a spacious living room with bi-fold doors opening onto the garden, and a convenient cloakroom/WC.

Additional benefits include gas central heating, double glazing, high-quality finishes throughout, and the remainder of a 10-year new-build warranty.

Externally, the property boasts a private rear garden and two allocated parking spaces, with visitor parking available nearby.

This exceptional home combines modern comfort with a prime coastal location. Early viewing is highly recommended. Please contact Just Property for further information or to arrange a viewing.

ROOM DIMENSIONS

Front Door

Hallway

19'9" x 6'0" (6.02 x 1.83)

Fitted Kitchen / Dining Area

22'4" x 10'0" (6.83 x 3.07)

WC

6'0" x 2'5" (1.85 x 0.76)

Family Living Room

16'4" x 11'3" (4.98 x 3.45)

Stairs To Landing

Bedroom

13'10" x 11'5" (4.22 x 3.48)

En Suite

8'5" x 4'9" (2.59 x 1.45)

Bedroom

16'4" x 9'1" (4.98 x 2.79)

Bath / Shower Room

9'3" x 7'1" (2.82 x 2.18)

Stairs To Second Floor

Bedroom

14'6" x 13'8" (4.42 x 4.19)

En Suite

18'3" x 4'9" (5.57 x 1.45)

Balcony

16'4" x 4'0" (5.00 x 1.24)

Enclosed Rear Garden

Two Allocated Parking Spaces

FEATURES

- Recently Built Three Storey Regency Style Townhouse
- Four Bedrooms
- Three Bathrooms
- Great Family Sized Kitchen and Dining Area
- Landscaped Mediterranean Style Rear Garden
- Two Allocated Parking Spaces
- Living Room with Bi-Fold Doors To Outside
- Moments From Seafront and Promenade
- Fantastic Decorative Condition
- Remainder Of 10 Year New Build Warranty

