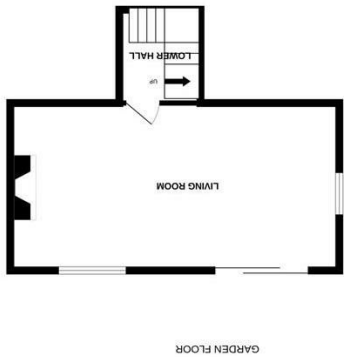
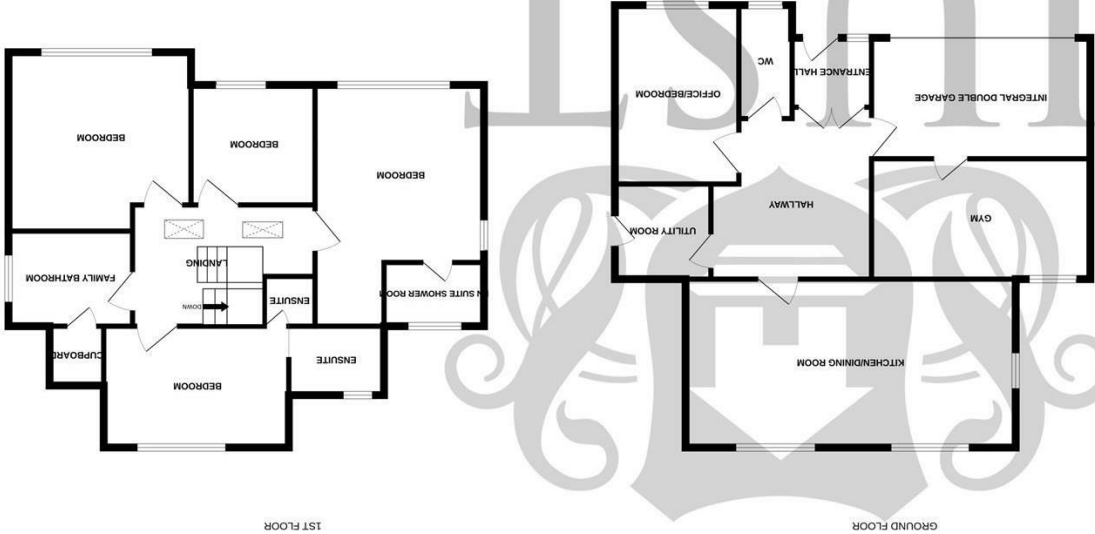




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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A (92 plus)
	(81-91)	B
	(69-80)	C
	(55-68)	D
	(39-54)	E
	(21-38)	F
	(1-20)	G
Not energy efficient - higher running costs		
Current		
Potential		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

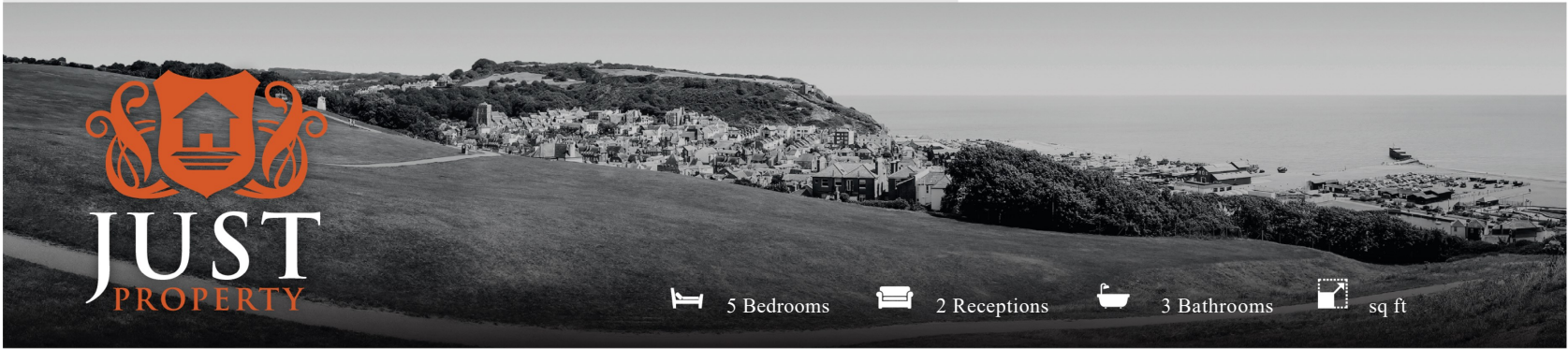
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## FLOORPLANS

6 Jefferson Way, St Leonards, TN37 7TS

[www.justproperty.net](http://www.justproperty.net)



6 Jefferson Way, St Leonards, TN37 7TS

5 Bedrooms 2 Receptions 3 Bathrooms sq ft



Freehold  
£600,000







Freehold

£600,000



5 Bedrooms



2 Receptions



3 Bathrooms



sq ft

## PROPERTY DETAILS

Just Property are delighted to offer this exceptionally well-presented and generously proportioned detached family home, tucked away in a peaceful residential cul-de-sac in St Leonards. Ideally positioned close to beautiful countryside, yet within easy reach of the nearby towns of Bexhill, Battle, Rye, and Eastbourne, this home also benefits from excellent local schools and shopping facilities nearby.

Owned and lovingly maintained by the current vendors for over 20 years, the accommodation is arranged over three floors and offers fantastic flexibility and space throughout. The ground floor includes a large entrance hallway, cloakroom/WC, bedroom/home office, utility room, and access to the double garage (currently partly used as a gym). A real highlight is the beautifully updated kitchen/breakfast room with integrated appliances, which flows into an open-plan dining area.

On the garden level is a bright and spacious 7m+ family lounge with direct access to the rear garden, plus useful built-in storage. The first floor features a generous principal bedroom with fitted storage and a stunning en-suite shower room, a second double bedroom with its own en-suite, two further well-proportioned bedrooms, and a modern family bathroom.

Externally, the home boasts ample off-road parking, an attractive front garden, and a private, enclosed rear garden mainly laid to lawn with a patio and mature shrubs. A unique feature is a private woodland area, accessed via a gate at the rear of the garden — perfect for nature lovers or families with children.

Further benefits include double glazing, gas central heating, and a high standard of presentation throughout.

Viewing is highly recommended to fully appreciate this stylish and versatile family home. Contact Just Property, the vendor's sole agents, to arrange your appointment.



## ROOM DIMENSIONS

Front Door

Porch

Entrance Hallway

WC

7'3" x 3'11" (2.21 x 1.20)

Bedroom / Office

13'6" x 9'2" (4.13 x 2.81)

Utility Room

7'6" x 6'11" (2.31 x 2.13)

Kitchen / Dining Room

24'7" x 12'7" (7.51 x 3.85)

Stairs Down To

Storage Area

Family Lounge

24'6" x 12'5" (7.47 x 3.79)

Access To Garden

Stair Up To Landing

Principle Bedroom

16'2" x 13'10" (4.94 x 4.24)

En suite Shower Room / WC

Bedroom

13'8" x 11'7" (4.17 x 3.54)

Bedroom

9'1" x 8'5" (2.77 x 2.58)

Bath / Shower Room

9'10" x 8'10" (3.01 x 2.70)

Airing Cupboard / Storgae

Bedroom

12'4" x 8'10" (3.78 x 2.70)

En Suite Shower Room

Double Garage

16'6" x 10'3" (5.04 x 3.13)

Gym Area

16'7" x 8'10" (5.06 x 2.70)

Front Gardens

Off Road Parking

Rear Garden

Woodland

## FEATURES

- Quality Detached Family Home
- Four / Five Bedrooms
- Two Reception Rooms
- Beautifully Presented
- Gorgeous Gardens With Own Woodland Area To Rear
- Three Bathrooms
- Double Garage / Gym
- Off Road Parking
- Quiet Location
- Near To Schools and Facilities

