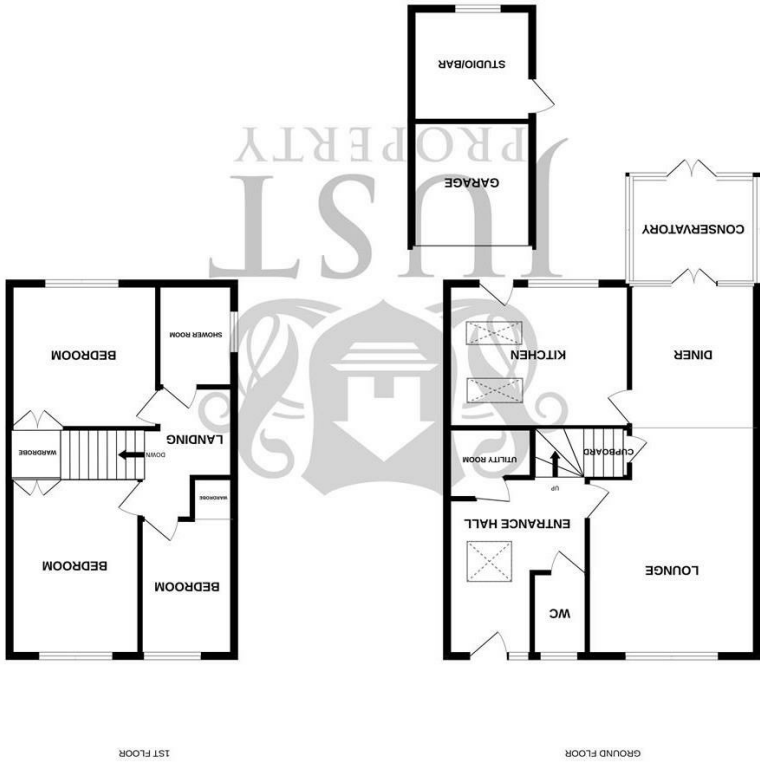


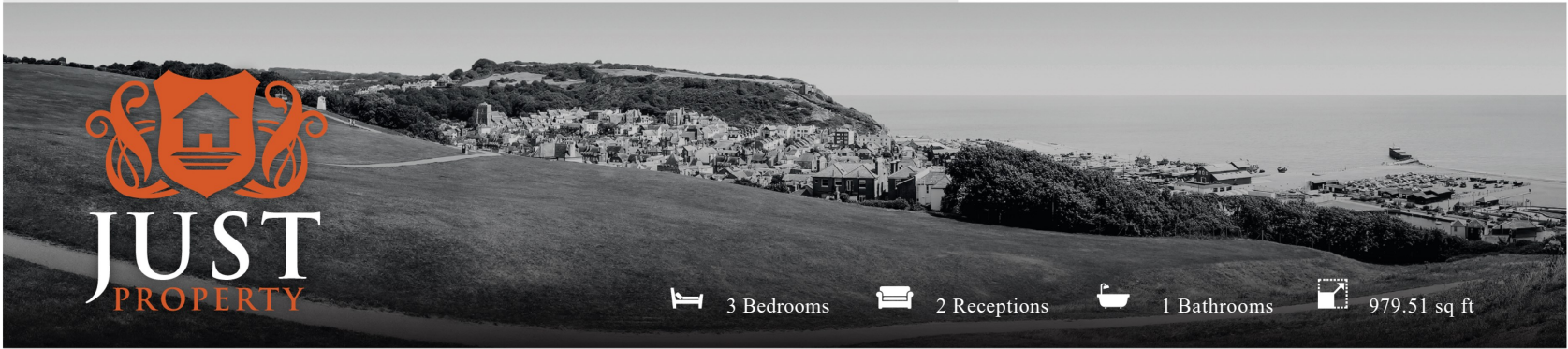


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Energy Efficiency Rating		England & Wales	
EU Directive 2002/91/EC		Not energy efficient - higher running costs	
Potential	Current	Very energy efficient - lower running costs	
		A (92 plus)	B (81-91)
		C (69-80)	D (55-68)
		E (39-54)	F (21-38)
		G (1-20)	
	72		
	77		



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72 Towerscroft Avenue, St. Leonards-On-Sea, TN37 7JB

Freehold

£450,000





Freehold

£450,000

3 Bedrooms 2 Receptions 1 Bathrooms 979.51 sq ft

PROPERTY DETAILS

Just Property is delighted to bring to market this beautifully presented and well-maintained three-bedroom detached family home, ideally positioned in a highly sought-after residential area of St Leonards-on-Sea. Extensively cared for by the current owners, this charming property offers spacious and versatile accommodation over two floors, making it an ideal choice for modern family living.

Set behind generous front gardens, the property opens into a large entrance hall, complete with a striking skylight that fills the space with natural light. The ground floor features a useful utility room, downstairs WC, and a bright and airy lounge/diner with a cosy wood-burning stove — perfect for both relaxing and entertaining. Off the lounge/diner is a lovely conservatory, offering an additional reception space to enjoy the garden views year-round. The modern kitchen is well-equipped with a range of integrated appliances and provides direct access to the rear garden.

Upstairs, the property boasts three spacious bedrooms, all with ample storage and plenty of natural light, along with a sleek and contemporary shower room.

Externally, the mature and well-established rear garden is a real highlight, offering a peaceful retreat with a mix of patio areas, decking, a tranquil fish pond, and vibrant planting. The property also benefits from a half converted garage currently used as a bar/studio, as well as a detached summer house — ideal for home working, hobbies, or relaxation.

Conveniently located close to well-regarded schools, local amenities, transport links, and green spaces, this superb home is perfectly suited to growing families or those seeking more space in a prime location.

Early viewing is highly recommended through sole agents, Just Property, to fully appreciate all this wonderful home has to offer.



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	12'8" x 9'10" (3.87m x 3.01m)
Utility Room	Shower Room
Downstairs WC	Bedroom
Lounge/Diner	10'11" x 10'8" (3.33m x 3.27m)
28'1" x 12'10" (8.58m x 3.92m)	Rear Garden
Storage	Summerhouse
Kitchen	Bar/Studio
15'0" x 11'4" (4.58m x 3.46m)	8'4" x 8'0" (2.55m x 2.46m)
Conservatory	Garage
9'8" x 8'0" (2.97m x 2.44m)	Driveway
Stairs To First Floor Landing	
Bedroom	
10'2" x 6'11" (3.10m x 2.11m)	

FEATURES

- Three Bedroom Detached Family Home
- Excellent Location Nearby Local Amenities
- Immaculately Presented & Lovingly Maintained by Current Owners
- Double Width Drive & Half Converted Garage With Bar/Studio
- Wood Burning Stove
- Accommodation Spanning Two Floors
- Useful Utility Room
- Generous Front & Rear Gardens With Studio
- UPVC Double Glazing & Gas Central Heating
- Council Tax Band D

