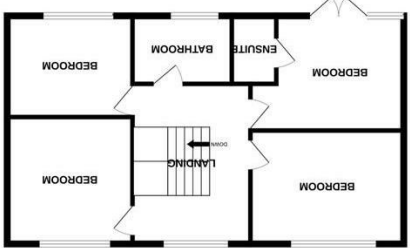




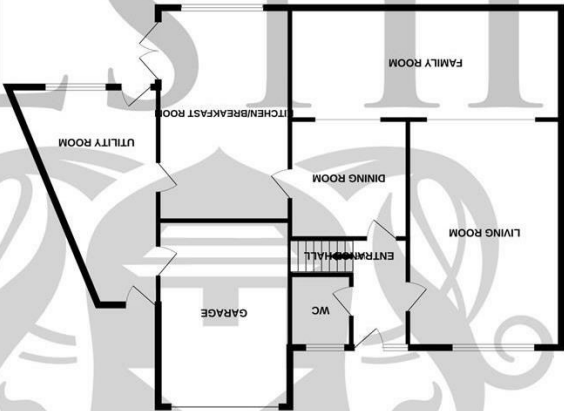
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	A
	(92 plus)	
	Very energy efficient - lower running costs	B
	(81-91)	
	Good	C
	(69-80)	
	Decent	D
	(55-68)	
	Below average	E
	(39-54)	
	Unimproved	F
	(21-38)	
	Unimproved	G
	(1-20)	
	Not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



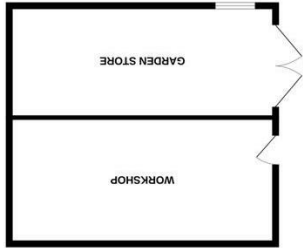
1ST FLOOR

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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GROUND FLOOR



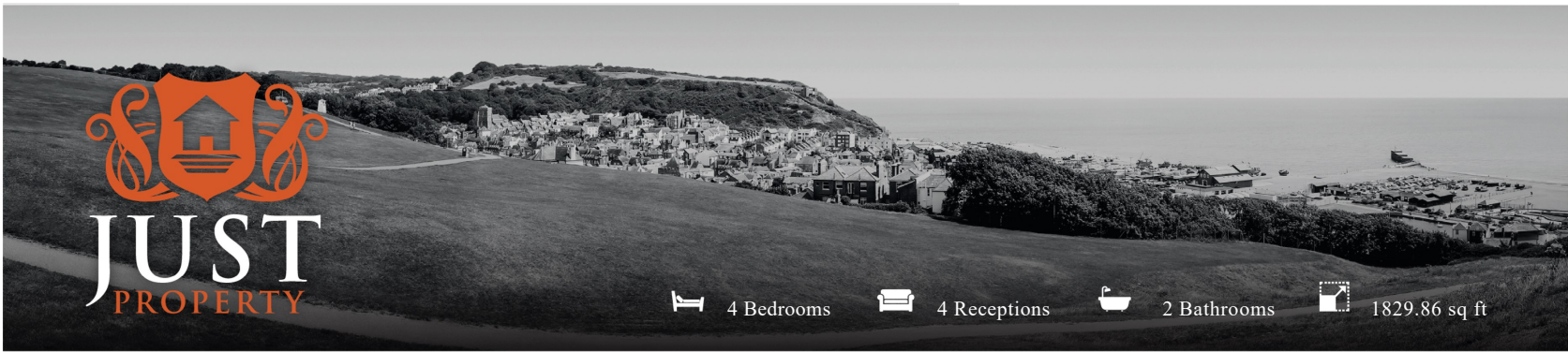
GARDEN LEVEL



www.justproperty.net

6, Regency Gardens, St. Leonards-On-Sea, TN38 0UD

FLOORPLANS



4 Bedrooms 4 Receptions 2 Bathrooms 1829.86 sq ft

6, Regency Gardens, St. Leonards-On-Sea, TN38 0UD

Freehold

£570,000





Freehold

£570,000



ROOM DIMENSIONS

Front Door	Bedroom
Hallway	11'3" x 10'5" (3.43 x 3.19)
WC	Bedroom
Family Lounge	13'2" x 8'11" (4.03 x 2.73)
19'10" x 13'1" (6.05 x 4.00)	En Suite Shower Room
Family Room	Bedroom
24'7" x 9'6" (7.51 x 2.92)	11'2" x 9'0" (3.41 x 2.75)
Dining Room	Integral Garage
9'3" x 8'11" (2.84 x 2.73)	17'4" x 9'11" (5.30 x 3.03)
Kitchen / Breakfast Room	Under House Workshop / Cellar
20'6" x 11'2" (6.27 x 3.42)	Under House Garden Store
Utility Room	Off Road Parking
18'9" x 10'4" max (5.72 x 3.15 max)	Rear Patio Garden
Under Stairs Storage	Rear Garden
Stairs up to Large Landing	
Bedroom	
13'1" x 10'5" (4.00 x 3.19)	

FEATURES

- CHAIN FREE
- Four Double Bedrooms
- Solar Panelled Energy Supply
- Two Bathrooms
- Fantastic Spacious Reception Rooms
- Fitted Kitchen / Breakfast Room
- UPVC windows and Gas Central Heating
- Manageable Rear Garden
- Integral Garage and ample off Road Parking
- Quiet Residential St Leonards Position



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.