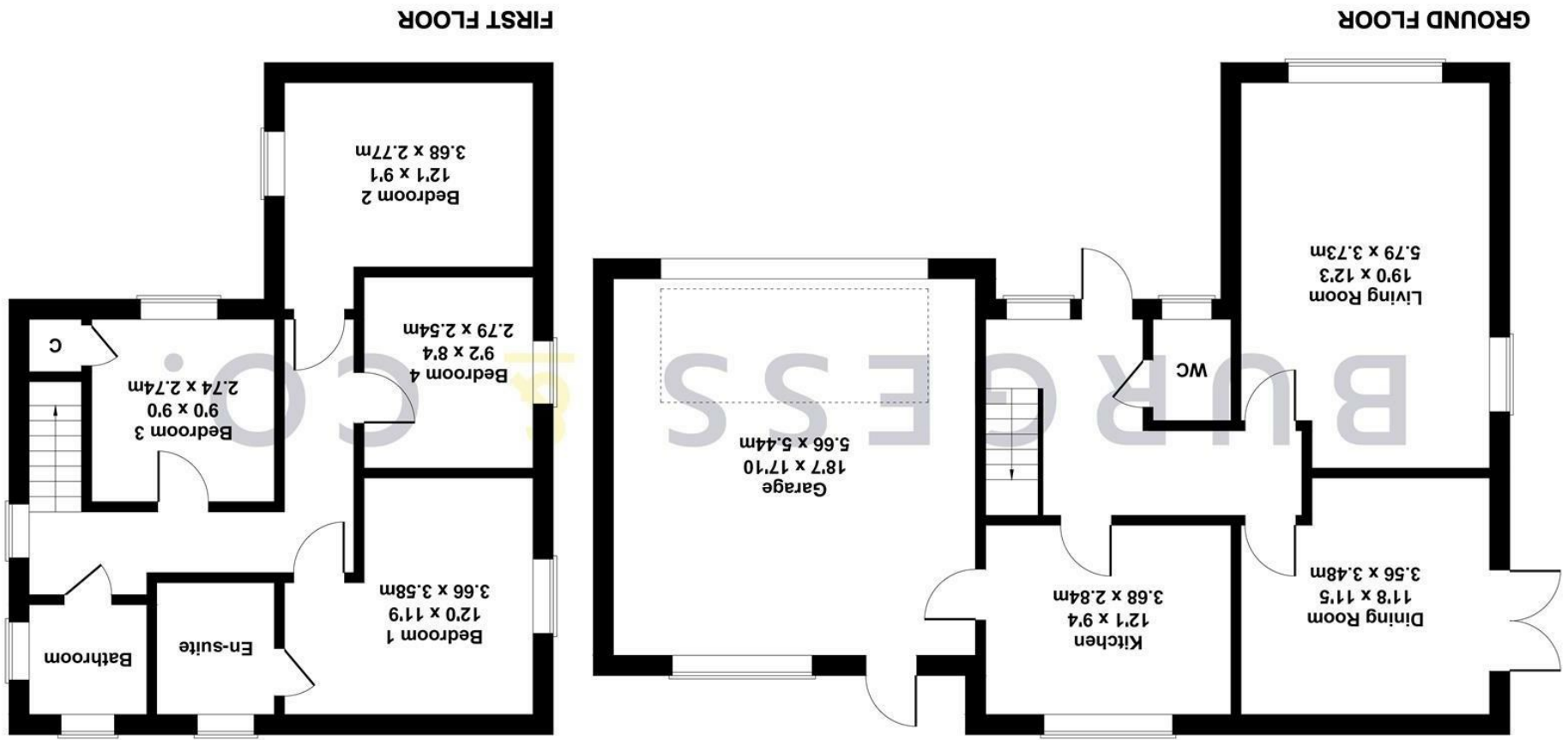




Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Fletcher Avenue
Approximate Gross Internal Area
1594 sq ft - 148 sq m

BURGESS & CO. 40 Fletcher Avenue, St. Leonards-On-Sea, TN37 7QX
01424 222255

£475,000 Freehold



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****CHAIN FREE**** Burgess & Co are delighted to bring to the market this spacious four bedroom detached family home, situated in a quiet Cul-de-Sac within Fletcher Avenue. Located just off The Ridge being within close proximity to excellent transport links, access to the A21, popular schools, shops and the Conquest Hospital. The accommodation comprises a large entrance hall, a downstairs cloakroom, a fitted kitchen, a living room, a separate dining room and internal access to a double garage. To the first floor there are four double bedrooms with an en-suite shower to the main bedroom and a modern family bathroom. To the outside there is a driveway providing off road parking for several vehicles leading to an integral double garage and to the rear there are lawned gardens with access into the protected woods behind. Viewing highly recommended to fully appreciate this family home in this desirable location.

Entrance Hall

With radiator, understairs storage cupboard, double glazed frosted window to the front.

Downstairs W.C

Comprising low level w.c, vanity unit with inset wash hand basin & mixer tap, towel radiator, double glazed frosted window to the front.

Living Room

19'0 x 12'3
With two radiators, electric fire, double glazed window to the front & side.

Dining Room

11'8 x 11'5
With radiator, double glazed double doors to the side.

Kitchen

12'1 x 9'4
Comprising matching range of wall & base units, work surface, inset sink unit, tiled splashbacks, space for dishwasher & washing machine, electric hob, extractor hood over, oven under, wall mounted Viessman boiler, space for under counter fridge, radiator, double glazed window to the rear. Door to

Double Garage

18'7 x 17'10
Currently being used as a reception room with light & power connected, appliance space, loft hatch, electric roller door to the front, double glazed window to the rear, double glazed frosted door to the rear.

First Floor Landing

With radiator, loft hatch, double glazed window to the side.

Bedroom One

12'0 x 11'9
With radiator, double glazed window to the side. Door to

En-suite Shower Room

Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin & mixer tap, towel radiator, partly tiled walls, double glazed frosted window to the rear.

Bedroom Two

12'1 x 9'1
With radiator, double glazed window to the side.

Bedroom Three

9'0 x 9'0
With radiator, built-in cupboard, double glazed window to the front.

Bedroom Four

9'2 x 8'4
With radiator, double glazed window to the side.

Family Bathroom

Comprising bath with shower attachment, low level w.c, vanity unit with inset wash hand basin, towel radiator, partly tiled walls, double glazed frosted window to the side & rear.

Outside

To the front there is a driveway providing off road parking leading to the garage, an area of lawn, flowerbeds housing plants & shrubs and water tap. To the rear there is a patio area, an area of lawn,

mature hedges, two garden sheds, a decked seating area, side access and a gate leading to the protected woods.

NB

Council tax band: E

