



Chalvington Drive, St. Leonards-On-Sea TN37 7SB



welcome to

Chalvington Drive, St. Leonards-On-Sea

Fox & Sons present to the market this impressive DETACHED FAMILY HOME situated in the ever popular Little Ridge location close to local schooling and amenities. Accommodation comprises of FOUR/FIVE bedrooms, two/three reception rooms, kitchen, bathroom, utility room and externally comes with OFF ROAD PARKING, and the rear garden is of a generous size mainly laid to lawn, with section of patio, decked seating area and side access to the front of the property. Please call us today to arrange your viewing!



Entrance Hall

Access via private front door into entrance hall, engineered oak flooring and door to

Cloakroom

Fitted with wash hand basin set into vanity unit, low level wc, partly tiled walls, wood effect vinyl flooring, radiator and double glazed window to the front aspect.

Lounge

19' 10" into bay x 16' 2" max (6.05m into bay x 4.93m max)
Stairs rising to first floor, featured wooden fireplace, inset gas flamed fire, two radiators and double glazed bay window to the front aspect.

Dining Room

9' 9" x 9' 8" (2.97m x 2.95m)
Double glazed patio sliding doors providing access to conservatory.

Conservatory

10' 3" x 9' 5" (3.12m x 2.87m)
Double glazed window to both sides and double glazed patio doors onto the rear garden.

Kitchen

10' 1" x 9' 6" (3.07m x 2.90m)
Fitted kitchen with a matching range of wall and base units with drawers beneath work surfaces, four ring gas hob with cooker hood over, inset one and a half bowl sink and drainer unit with mixer tap, oven, and space for dishwasher, radiator and double glazed window to the rear aspect.

Utility Room

10' 6" x 5' 4" (3.20m x 1.63m)
Fitted with base units, space for washing machine, under counter fridge, sink and drainer unit, American style fridge freezer, radiator, double glaze window to the side aspect and door providing access to the garden.

Office Study/bedroom Five

15' 6" x 7' 8" (4.72m x 2.34m)
Wooden effect laminate flooring, radiator, cupboard housing gas boiler and double glazed window to the front aspect.

First Floor Landing

Trap hatch to loft space, airing cupboard with fitted slated shelving and double glazed window to the front aspect.

Master Bedroom

12' 6" max x 9' 6" (3.81m max x 2.90m)
Built in wardrobes with mirrored sliding doors, wall mounted centrally heated radiator, double glazed window to the front aspect and door into en suite shower room.

En Suite

Corner walk in shower enclosure, vanity unit with wash hand basin, low level wc, partly tiled walls, radiator and obscured window to the side aspect.

Bedroom Three

12' 5" x 9' 6" (3.78m x 2.90m)
Radiator and double glazed window to the rear aspect.

Bedroom Two

8' 8" max x 8' 4" max (2.64m max x 2.54m max)
Radiator and double glazed window to the rear.

Family Bathroom

Fitted with a matching white suite comprising of a panelled bath with mixer tap, shower over bath with screen, low level wc, ladder heated towel rail, double glazed obscured window to the rear aspect.

Front of the Property

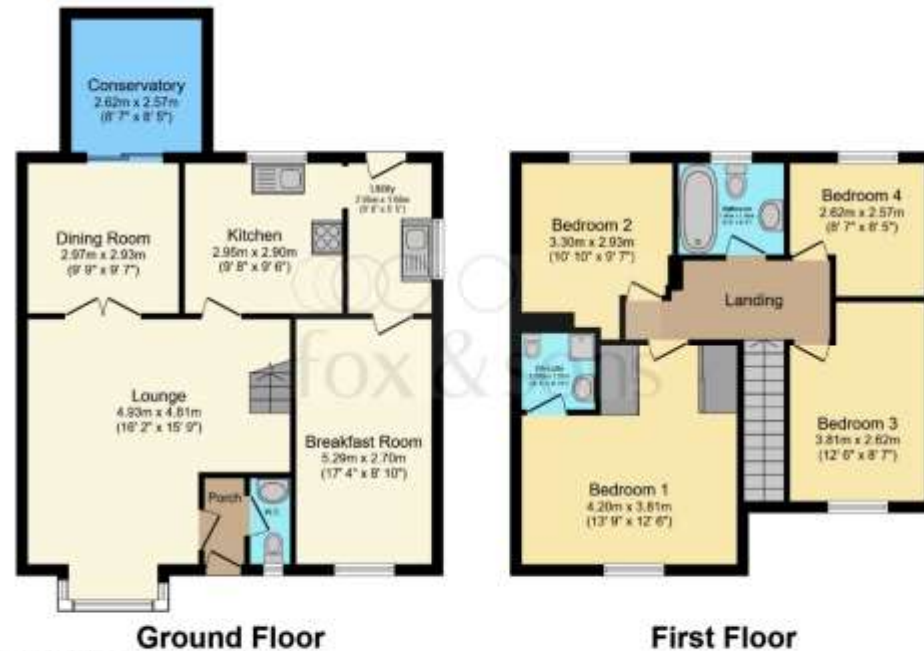
Block paved driveway with off road parking for two vehicles and electric charging point.

Garden

Good section of lawn, decked patio area, pergola, fenced boundaries and gated access to the front.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



Total floor area 128.4 sq.m. (1,382 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Chalvington Drive, St. Leonards-On-Sea

- Detached Family Home
- Four/Five Bedrooms
- Two/Three Reception Rooms
- Off Road Parking
- En-Suite Master/Conservatory
- Highly Sought After Location
- Close to Local Schooling/Amenities

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS119392 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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