



**Robsack Avenue, St. Leonards-On-Sea TN38 9SL**





**welcome to**

**Robsack Avenue, St. Leonards-On-Sea**

Fox and Sons are delighted to bring to market this well presented, previously The Show House, four bedroom detached house. With ample parking on the drive as well as having the added benefit of a double garage. The accommodation comprises of entrance hall, cloakroom, study, living room, dining room with access to rear garden and modern fitted kitchen/breakfast room. The property has been newly decorated to a modern standard throughout with the benefit of a Karndean kitchen floor.



## Access Via

Private Front door

## Entrance Hall

Amtico vinyl tiled flooring, radiator, storage cupboard and side aspect double glazed window

## Cloakroom

with low level wc, vanity unit wash hand basin, radiator, Amtico vinyl tiled flooring and side aspect double glazed window

## Study

8' 8" x 6' 6" ( 2.64m x 1.98m )  
with carpet flooring, radiator and front aspect double glazed window

## Lounge

16' 1" x 12' ( 4.90m x 3.66m )  
with carpet flooring, two radiators, tv point and rear aspect slide patio door to private garden

## Dinner

12' 4" x 10' ( 3.76m x 3.05m )  
with carpet flooring, radiator and front aspect double glazed window

## Kitchen Breakfast Area

19' 2" x 10' 4" ( 5.84m x 3.15m )  
with Karndean flooring, fitted kitchen with matching wall and base units, gas hob, double oven, 1.5 sink, extractor, radiator and rear aspect double glazed window and slide patio door.

## Landing

with storage cupboard, radiator and loft hatch

## Bathroom

with panelled bath and up over shower, low level wc, wash hand basin and rear aspect window

## Bedroom One

14' 3" x 10' 3" ( 4.34m x 3.12m )  
with carpet flooring, radiator, built in wardrobe and front aspect double glazed window

## En Suite

with low level wc, wash hand basin, shower enclosure and rear aspect double glazed window

## Bedroom Two

14' 6" max x 10' 8" ( 4.42m max x 3.25m )  
with carpet flooring, radiator, fitted wardrobes and two rear aspect double glazed window

## Bedroom Three

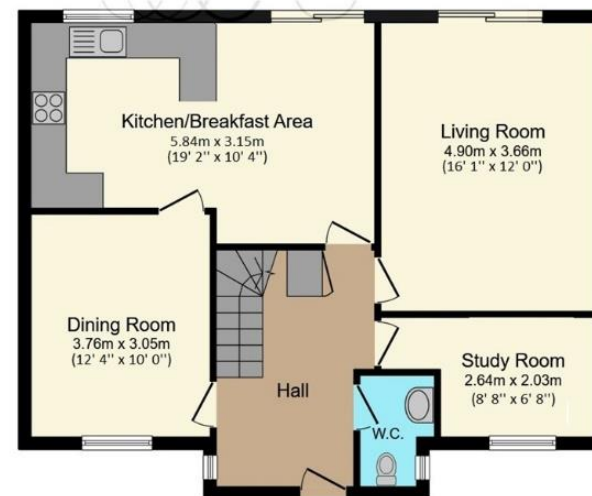
12' 2" max x 12' 2" max ( 3.71m max x 3.71m max )  
with carpet flooring, radiator, fitted wardrobes and front aspect double glazed window

## Bedroom Four

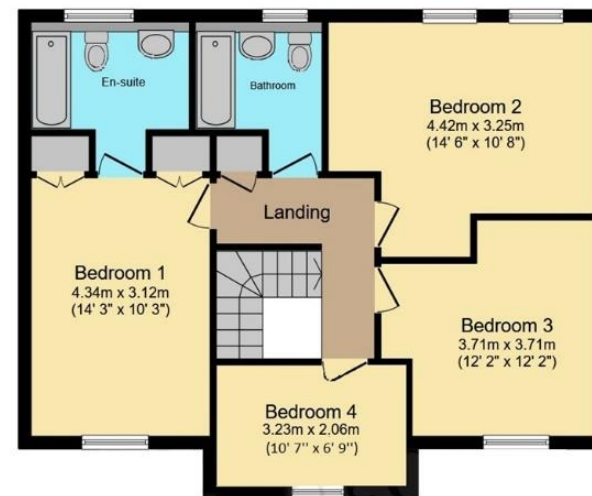
10' 7" x 6' 9" ( 3.23m x 2.06m )  
With carpet flooring, radiator and front aspect double glazed window

## Rear Garden

with patio section and level lawn with pond and shrubs and flower beds



Ground Floor



First Floor

Total floor area 140.6 sq.m. (1,514 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

## Robsack Avenue, St. Leonards-On-Sea

- Detached House
- Lounge and separate diner
- Four bedrooms
- Kitchen/ Breakfast area
- En suite to Bedroom one

Tenure: Freehold EPC Rating: D

offers in excess of

**£575,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS117896 - 0011

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fox & sons



**01424 722177**



[hastings@fox-and-sons.co.uk](mailto:hastings@fox-and-sons.co.uk)



33 Havelock Road, HASTINGS, East Sussex,  
TN34 1BE



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