

The Sedges, St. Leonards-On-Sea TN38 9TU

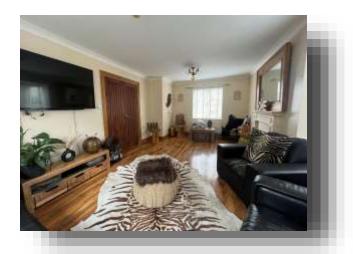


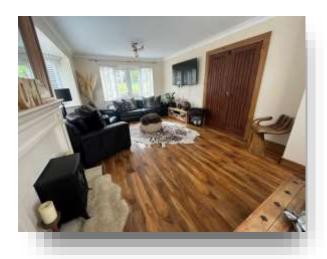
## welcome to

# The Sedges, St. Leonards-On-Sea

Located in a quiet cul-de-sac in the highly desired St. Leonards on sea area is the well-presented four bedroom detached family home offering spacious and versatile accommodation. The property is access via private front door with doors off to lounge with bay window, modern fitted kitchen/diner and wc with staircase rising to first floor landing. The first floor offers four bedrooms offering delightful views with en suite to master as well as family bathroom. The outside of the property has well landscaped rear garden and double garage to the front of the property, internal viewings are highly recommended to appreciate the high standard throughout!













#### **Entrance Hall**

Access via private front door into entrance hall with double glazed window to front aspect, radiator, tiled flooring and doors off to the following.

#### Cloakroom

Wc, wash hand basin, radiator and tiled flooring.

### Lounge

19' 5" x 13' 1" into bay ( 5.92m x 3.99m into bay )
Double glazed window to front and rear aspect, bay
view window to side aspect, radiator, fireplace, laminate
wooden flooring and French doors to rear aspect.

### **Dining Room**

12' 6" x 9' 8" ( 3.81m x 2.95m )

Double glazed window to front aspect, radiator and tiled flooring leading into

#### Kitchen

11' 9" x 9' 5" ( 3.58m x 2.87m )

Newly fitted kitchen with matching wall and base units, solid wood work surfaces over, four ring induction hob with cooker hood over, oven, sink and drainer unit with mixer tap, space for white goods, integrated hot point barista style coffee machine and microwave, wall mounted boiler, tiled flooring, understairs storage cupboard and double glazed window and door to rear aspect.

### **First Floor Landing**

Staircase rising to first floor with access to loft space through hatch, two radiators, coved ceiling, storage cupboard and double glazed window to rear aspect.

### **Bedroom One**

11' 1" x 9' 9" ( 3.38m x 2.97m )

Double glazed window to side aspect, radiator, coved ceiling, built in wardrobes and laminate flooring.

### **En Suite Shower Room**

Modern walk in shower suite with large corner shower enclosure, low level wc, wash hand basin inset vanity unit with mixer tap, heated ladder style towel rail, shaver point, tiled flooring and double glazed window to front aspect.

#### **Bedroom Two**

10' 2" x 9' 6" ( 3.10m x 2.90m )

Double glazed window to rear aspect, radiator, coved ceiling, built in bespoke storage units and wooden laminate flooring.

#### **Bedroom Three**

9' 8" x 8' 2" ( 2.95m x 2.49m )

Double glazed window to front aspect, radiator, coved ceiling and wooden laminate flooring.

#### **Bedroom Four**

11' 5" x 6' 6" ( 3.48m x 1.98m )

Double glazed window to rear aspect, radiator and coved ceiling.

#### Bathroom

A modern suite comprising of panelled bath with mixer tap and shower attachment over, low level wc, wash hand basin inset to vanity units, shaver point, vertical radiator, downlights, extractor fan, tiled walls and flooring and double glazed obscured window to side aspect.

#### **Front Garden**

Ample off road parking, gated side access leading to

### **Double Garage**

Twin electric roller doors, double glazed door providing access to rear garden with power and light.

### Rear Garden

Private landscaped enclosed garden mainly laid to lawn with patio and path that leads through the garden to raised decked area, extending down the side of the house to gated access at the front

### **Music Room/studio**

11' 7" x 9' 4" ( 3.53m x 2.84m )

Sound proof room with power and light connected, electric heater, access to loft space and wooden laminate flooring.





## welcome to

# The Sedges, St. Leonards-On-Sea

- **Detached Family Home**
- Four Bedrooms
- **Bay Fronted Lounge**
- Kitchen/Diner
- En Suite to Master Bedroom
- Extensive Rear Garden
- Double Garage

Tenure: Freehold EPC Rating: Awaited





First Floor

£550,000

Total floor area 106.2 sq.m. (1,143 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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