



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.



view this property online fox-and-sons.co.uk/Property/HAS121069



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



£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.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS121069



Property Ref:
HAS121069 - 0004

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.


fox & sons



01424 722177



hastings@fox-and-sons.co.uk



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



fox-and-sons.co.uk