



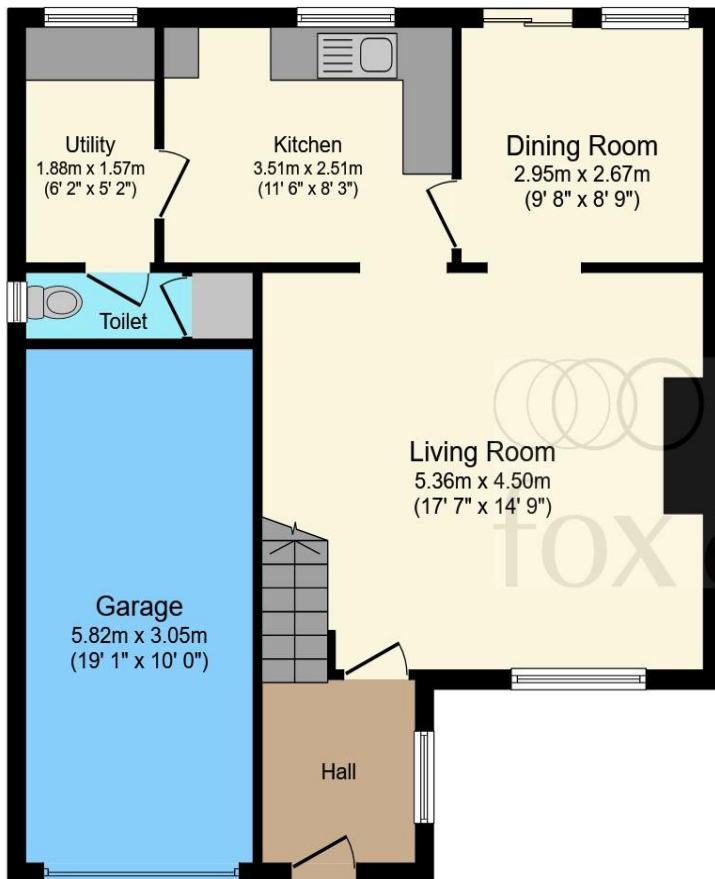
**Augustus Way, St. Leonards-On-Sea TN37 7NR**

**welcome to**

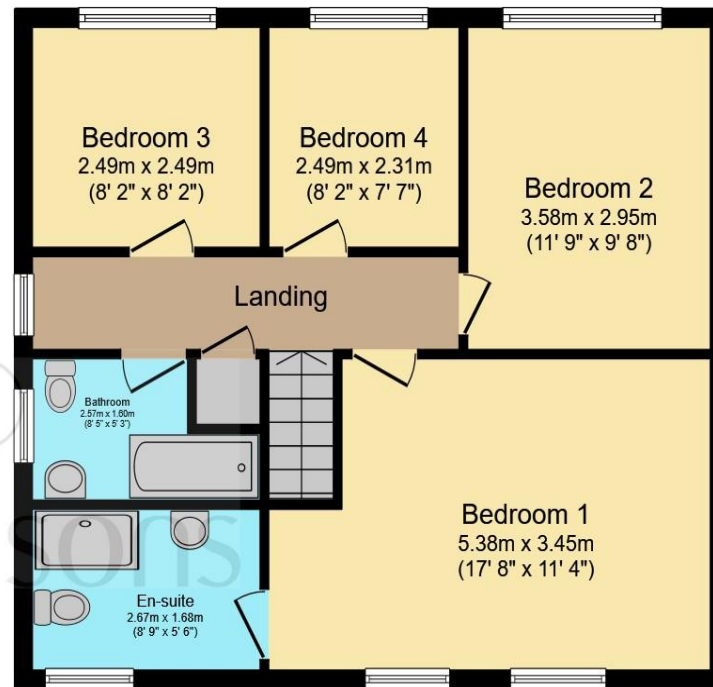
**Augustus Way, St. Leonards-On-Sea**

**\*\*GUIDE PRICE £400,000 - £425,000\*\*** A beautifully presented 4 bedroom detached family home located in a desirable residential area of Hastings. Located close to local shops and amenities including Bannatynes gym and spa.





**Ground Floor**



**First Floor**

Total floor area 129.8 m<sup>2</sup> (1,397 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Hallway

## Living Room

17' 7" x 14' 9" ( 5.36m x 4.50m )

## Dining Room

9' 8" x 8' 9" ( 2.95m x 2.67m )

## Kitchen

11' 6" x 8' 3" ( 3.51m x 2.51m )

## Utility

6' 2" x 5' 2" ( 1.88m x 1.57m )

## Cloakroom/ W.C

## Bedroom One

17' 8" x 11' 4" ( 5.38m x 3.45m )

## Ensuite

## Bedroom Two

11' 9" x 9' 8" ( 3.58m x 2.95m )

## Bedroom Three

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

## Bedroom Four

8' 2" x 7' 7" ( 2.49m x 2.31m )

## Bathroom

welcome to

## Augustus Way, St. Leonards-On-Sea

- FOUR BEDROOMS
- DETACHED HOUSE
- TWO BATHROOMS
- AMPLE LIVING SPACE
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£400,000 - £425,000**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HAS121866 - 0003

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