

JOHN BRAY & SONS



7 Hythe Avenue
, St. Leonards-On-Sea, TN38 8BE
Offers In Excess Of £350,000



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The property: a three bedroom, two reception room, three storey, semi-detached house position in a prime location, within walking distance to the beach, offering a perfect family home. The accommodation benefits from a garage, off road parking and large proportioned rooms. On the ground floor there is a welcoming entrance hall, leading to a bright bay fronted living room which enjoys a front aspect, opening to the dining room creating a dual aspect space. Flowing into the well proportioned kitchen, sitting at the rear of the property with room for appliances and ample storage space, enjoying access to the rear garden. There is also a handy family bathroom on this floor. On the upper floor there are three bedrooms, two of which are generous doubles, along with a shower room, which benefits from a bath with shower over. The third bedroom also benefits from access to the additional loft room which could be used as an occasional bedroom or study. Externally the rear garden offers mature shrubs and a large area of patio perfecting for dining al-fresco, to the rear there is a shed and garden studio, the garage can be accessed at the rear with a driveway providing off road parking for multiple vehicles. To the front of the property there is a lawned front garden and off road parking for two vehicles.

The location: situated in a highly sought after West St Leonards position, it's within immediate walking distance of the beach, Combe Valley Countryside Park, local shops at

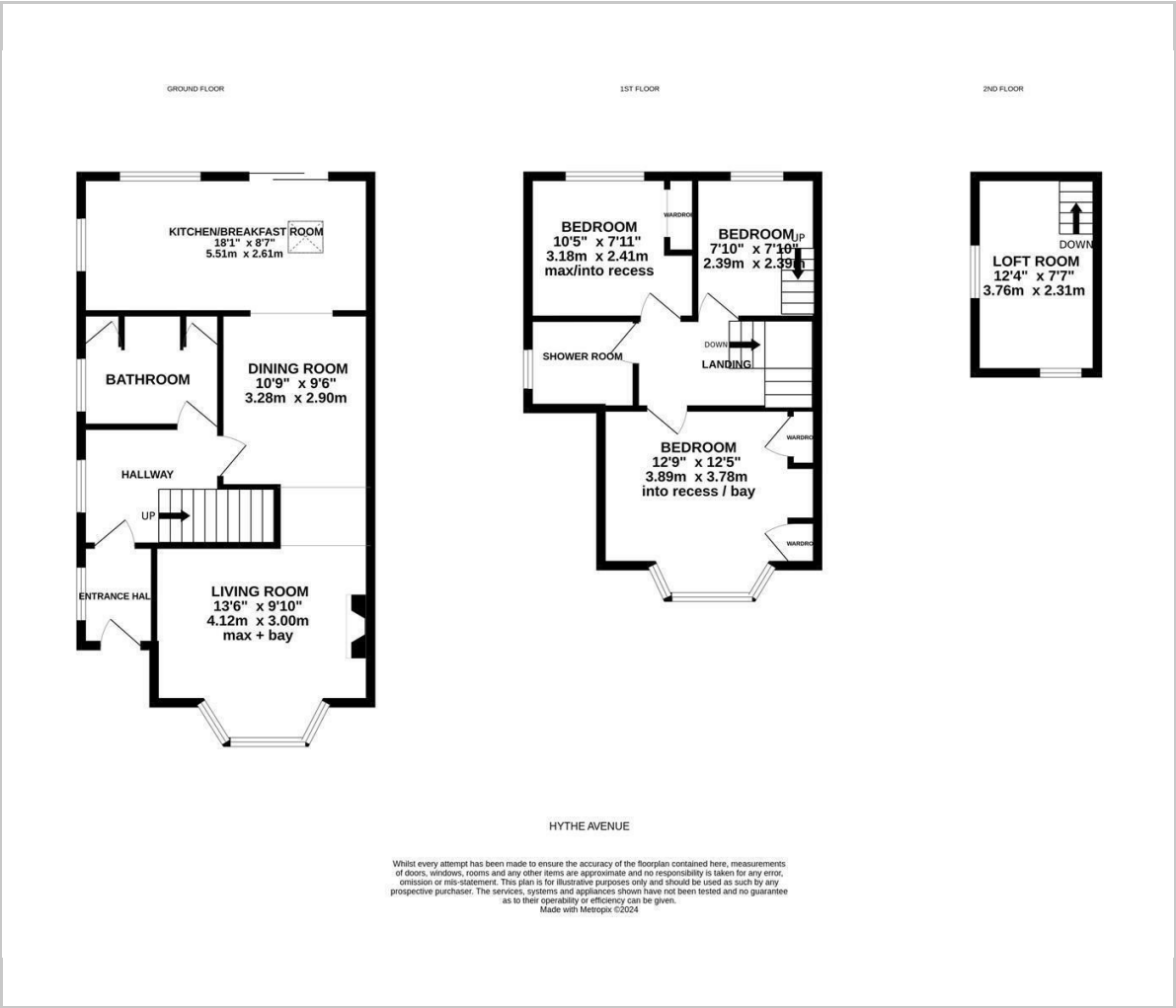




Ravenside retail park, popular schools and good transport links. With both Hastings and Bexhill in easy reach.



Floor Plan



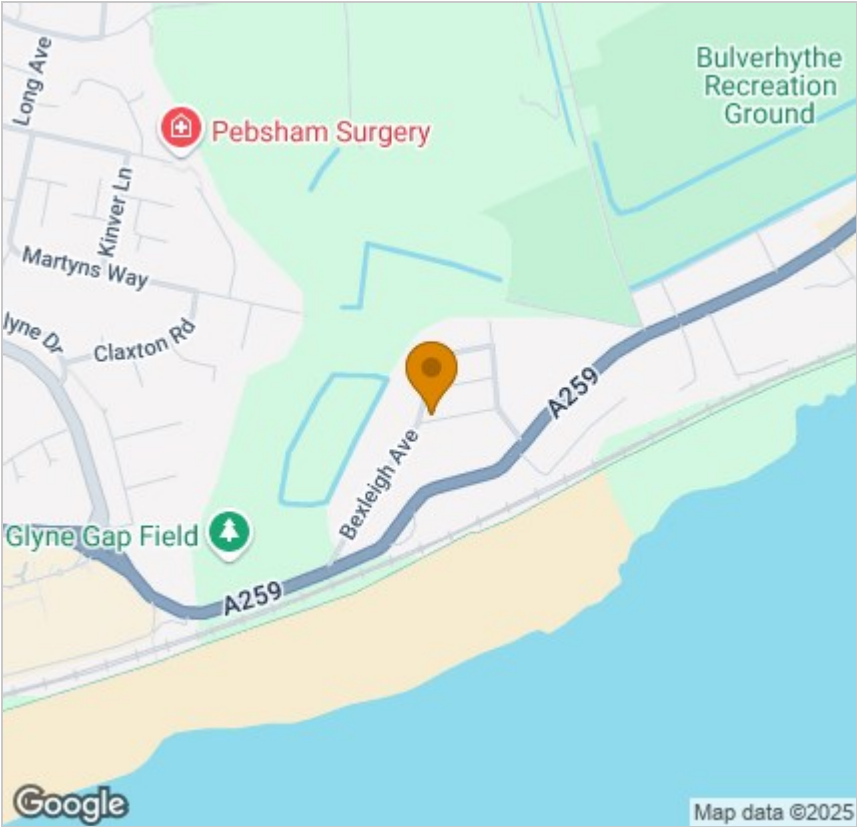
Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

72 High Street, Hasting, East Sussex, TN34 3EL
Tel: 01424 421544 Email: enquiries@johnbrayandsons.com www.johnbrayandsons.com

Area Map



Energy Efficiency Graph

