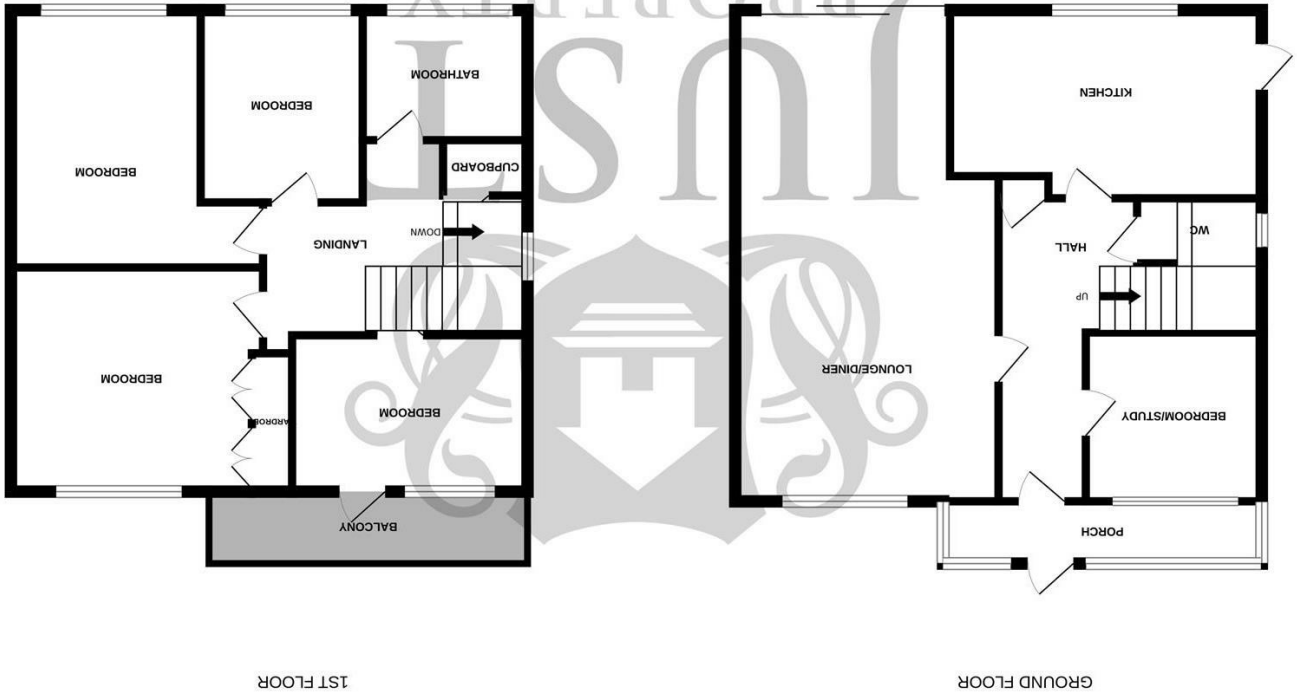




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
	C (69-80)	72
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	79



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

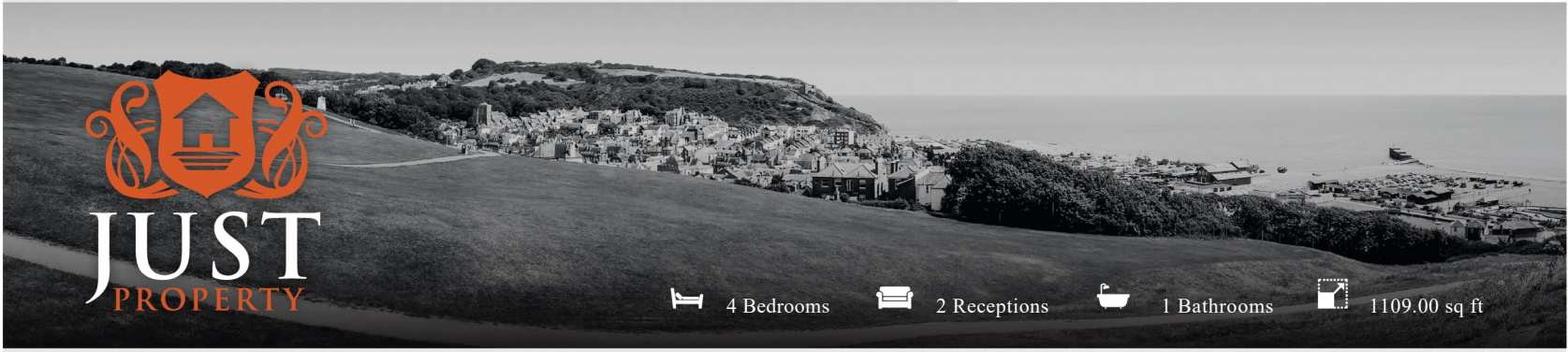
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# FLOORPLANS

70 Ironlatch Avenue, St. Leonards-On-Sea, TN38 9JN

[www.justproperty.net](http://www.justproperty.net)



4 Bedrooms 2 Receptions 1 Bathrooms 1109.00 sq ft

70 Ironlatch Avenue, St. Leonards-On-Sea, TN38 9JN

Freehold

£380,000







Freehold

£380,000



4 Bedrooms



2 Receptions



1 Bathrooms



1109.00 sq ft

## PROPERTY DETAILS

Welcome to this well-presented and generously proportioned four/five-bedroom detached property, ideally situated on the ever-popular Ironlatch Avenue. Offering a flexible layout and a range of desirable features, this home is perfect for growing families or those looking to upsize in a convenient and well-connected location.

Upon entering, you're welcomed into a spacious hallway that leads to a bright and airy open-plan lounge and dining area. This expansive living space is perfect for both everyday family life and entertaining, with large windows providing plenty of natural light and a seamless connection to the rear garden. The ground floor also benefits from an additional room, ideal as a fifth bedroom, home office, or study, along with a convenient downstairs WC.

Upstairs, the accommodation continues to impress, including access to a private balcony that overlooks the rear garden – a peaceful spot to enjoy your morning coffee or relax in the evening sun.

Outside, the property boasts well-maintained front and rear gardens, offering a safe and enjoyable space for children, pets, or outdoor entertaining. The home also benefits from a garage and off-road parking for two cars, as well as an electric car charging point – perfect for eco-conscious buyers.

This is a fantastic opportunity to secure a spacious and well-located home with versatile living options and excellent outdoor space. Properties in this area are highly sought-after, so early viewing is strongly recommended via the vendors choice of sole agents Just Property.

## ROOM DIMENSIONS

Front Door

Porch

Office / Bedroom  
8'3" x 7'8" (2.52 x 2.34)

Lounge / Dining Room  
23'4" x 12'5" (7.13 x 3.80)

Kitchen  
14'6" x 8'11" (4.42 x 2.72)

Downstairs W/C

Stairs To Landing

Family Bathroom  
8'0" x 6'5" (2.46 x 1.96)

Bedroom  
8'11" x 7'9" (2.74 x 2.38)

Bedroom  
12'1" x 8'11" (3.70 x 2.72)

Bedroom with Balcony  
11'4" x 6'8" (3.47 x 2.05)

Bedroom  
13'8" x 10'11" (4.18 x 3.34)

Garage

Front Garden

Rear Garden

Off Road Parking x 2

## FEATURES

- Four/Five Bedrooms
- Spacious Detached House
- Front and Rear Gardens
- Balcony Overlooking the Garden
- Parking for Two Cars - With EV Charger
- Garage
- Ground Floor Bedroom/Study
- Downstairs WC
- Electric Car Charging Point
- Open Plan Lounge and Dining Area

