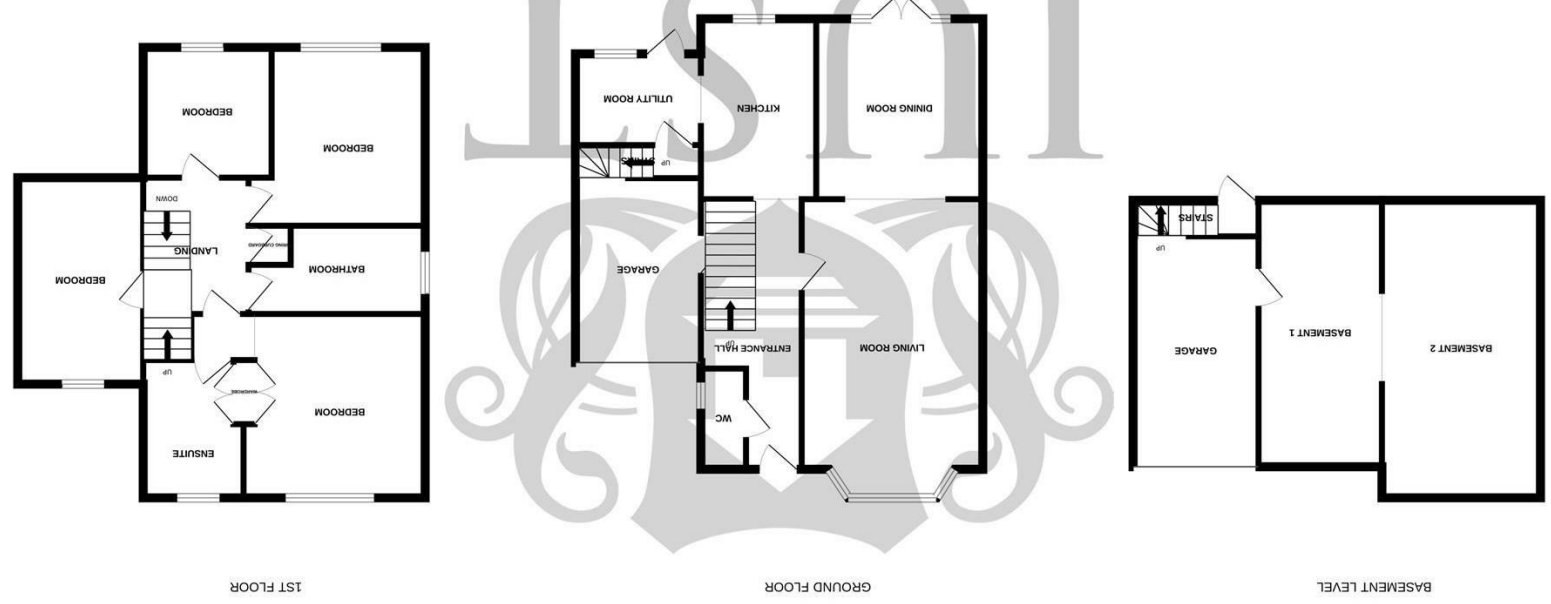


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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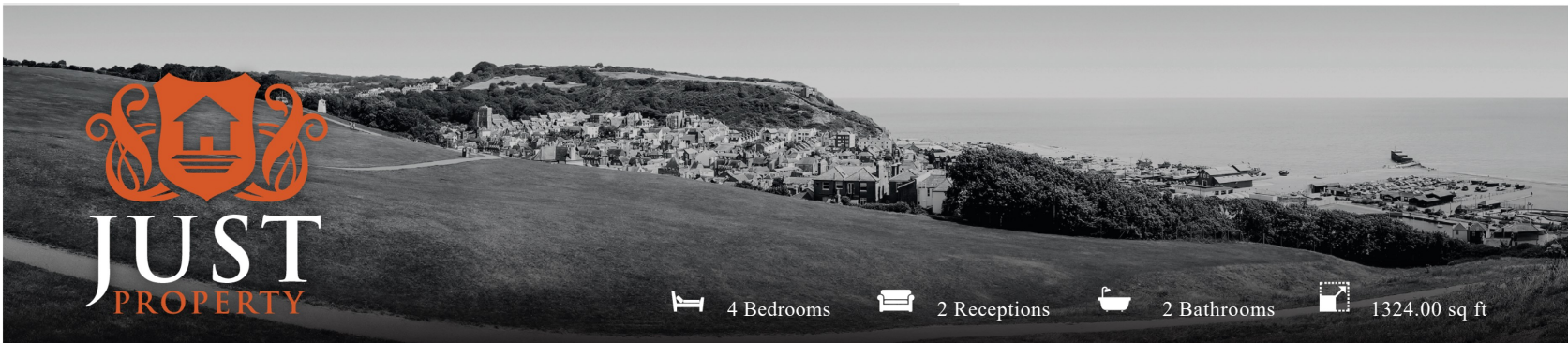
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (11-20)
	F (21-30)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92 plus)
Current	64
Potential	74



# FLOORPLANS

5, Hoover Close, St. Leonards-On-Sea, TN37 7TA

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

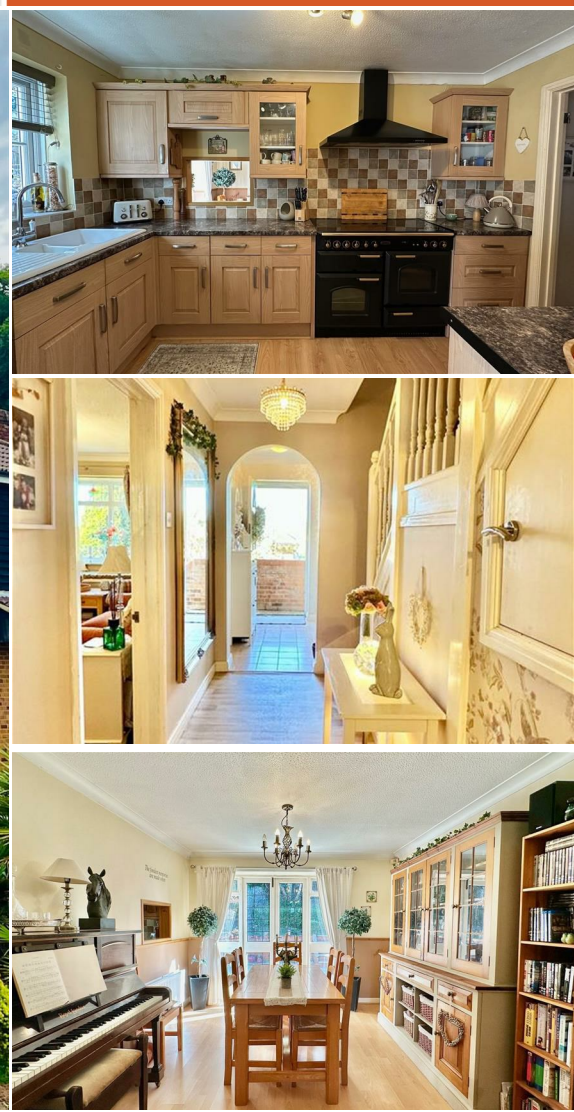


4 Bedrooms   2 Receptions   2 Bathrooms   1324.00 sq ft

Freehold

# £400,000

5, Hoover Close, St. Leonards-On-Sea, TN37 7TA





4 Bedrooms 2 Receptions 2 Bathrooms 1324.00 sq ft

## PROPERTY DETAILS

OFFERS IN EXCESS OF £400,000

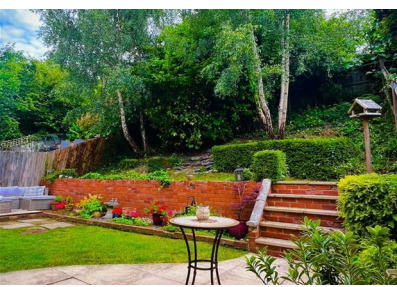
A beautifully presented four-bedroom detached house, perfectly positioned in the highly sought-after High Beech area of St Leonards. This charming home offers a blend of comfortable living, practical features, and excellent potential for modernisation to the basement area.

The property benefits from a driveway and garage, providing convenient off-road parking for two vehicles. Inside, the principle bedroom features a private en-suite, offering a tranquil retreat, while the main family bathroom is particularly impressive, complete with a luxurious roll-top bath for relaxing and unwinding.

The home also includes a practical utility room and a spacious basement, offering flexible space that could be used for storage, hobbies, or as additional living accommodation, subject to any necessary consents. The well-proportioned living areas provide plenty of room for both family life and entertaining, while maintaining a warm and inviting atmosphere throughout.

Externally, the tiered rear garden offers a fantastic canvas for gardening enthusiasts or anyone looking to create a beautiful outdoor space. With its variety of levels, the garden presents opportunities for landscaping, entertaining, and enjoying the outdoors in a private setting.

Combining generous accommodation, desirable features, and excellent potential, this impressive home represents a rare opportunity to secure a detached property in a prime St Leonards location. Ideal for families or those seeking a home with space to grow, it is sure to appeal to buyers looking for both style and practicality in a welcoming neighbourhood.



## ROOM DIMENSIONS

Front Door	Stairs To Landing
Hallway	Bedroom 14'11" x 12'0" (4.57 x 3.66)
WC	En Suite Shower Room / WC
Family Lounge and Dining Room 20'6" x 10'11" (6.27 x 3.35)	Bedroom 13'1" x 12'0" (3.99 x 3.68)
Kitchen 10'9" x 10'9" (3.28 x 3.28)	Bedroom 8'9" x 8'2" (2.67 x 2.51)
Utility Room 9'1" x 6'7" (2.77 x 2.01)	Bathroom
Stairs Down To	Front Garden
Garage	Rear Garden
Basement In Two Parts	Off Road Parking
Stairs Up To Half Landing	
Bedroom 12'7" x 8'7" (3.84 x 2.64)	

## FEATURES

- Four Bedrooms
- Detached Family Home
- Large Basement Area
- Off Road Parking & Garage
- En Suite to Principle Bedroom
- Patio Garden and Raised Area
- Close to Schools and Shops
- Amazing Views Towards Beachy Head
- Gas Heating and Double Glazing
- Tucked Away Position

