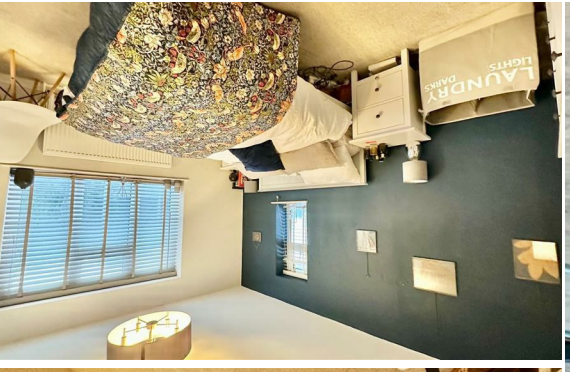
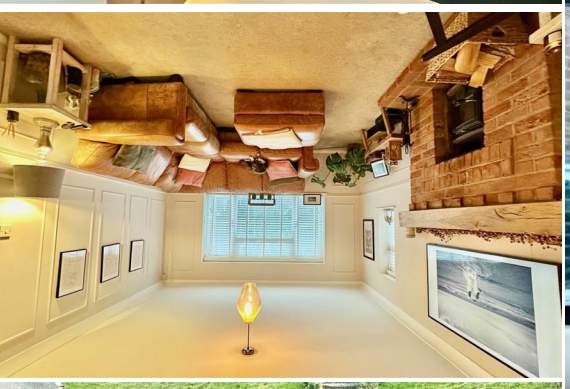




53 Ironlatch Avenue, St Leonards On Sea, TN38 9JN

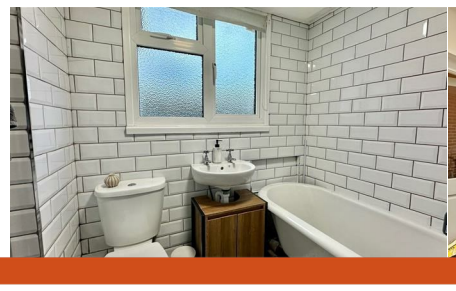
£370,000

Freehold

www.justproperty.net

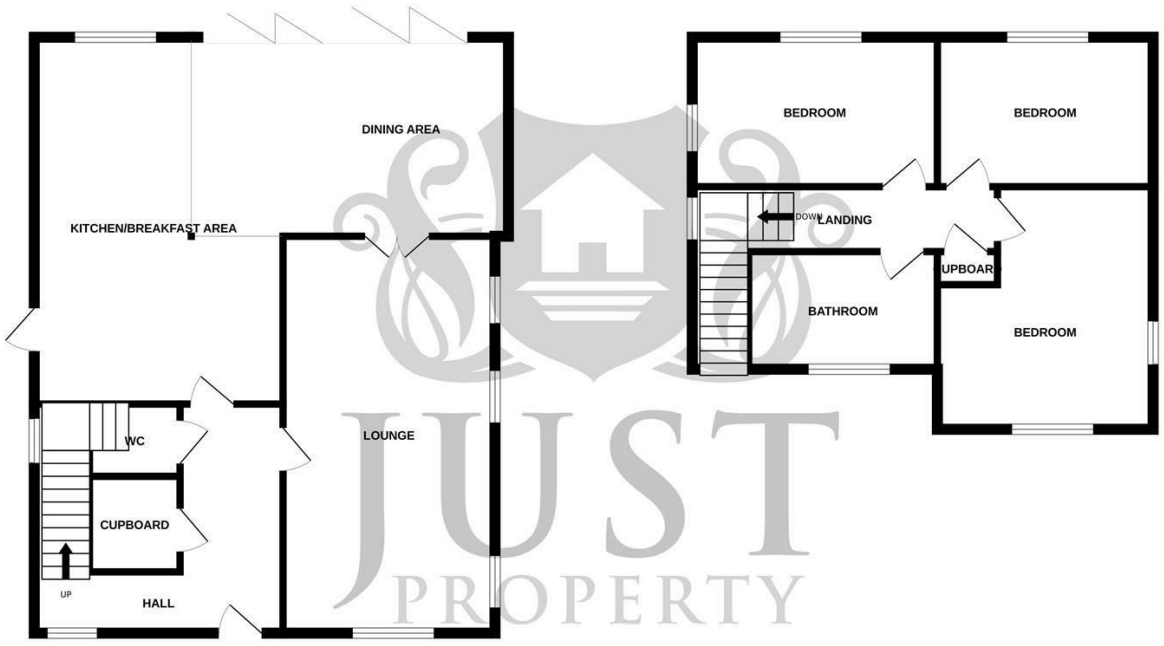
FLOORPLANS

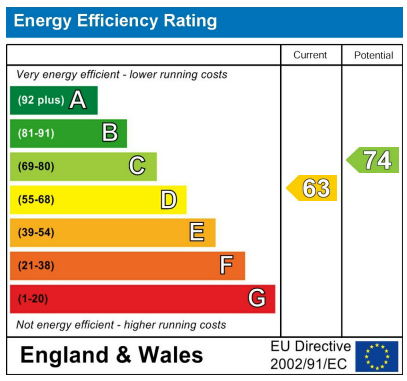
53 Ironlatch Avenue, St Leonards On Sea, TN38 9JN



GROUND FLOOR

1ST FLOOR





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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JUST PROPERTY

Freehold

£370,000

3 Bedrooms | 2 Receptions | 1 Bathrooms | 1313.00 sq ft

PROPERTY DETAILS

A beautifully presented and extremely spacious three-bedroom detached family home, situated on the very popular Ironlatch Avenue in St Leonards.

The property is ideally positioned close to well-regarded local schools, shops and transport links, with the towns of Hastings, Bexhill and Eastbourne all easily accessible.

The accommodation has been significantly improved by the current owners and begins with a spacious entrance hallway featuring a useful storage cupboard and ground floor WC. There is a charming family lounge with a wood-burning stove, creating a warm and welcoming atmosphere. The open-plan fitted kitchen and dining area is truly the heart of the home, featuring a breakfast area and bi-fold doors opening onto the rear garden, making it a fantastic space for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms along with a fitted family bathroom.

Externally, the property benefits from an attractive front garden, off-road parking for several vehicles and a useful garage providing additional storage. The rear garden features a patio area and is mainly laid to lawn, offering a safe and enclosed space for families to enjoy.

Please contact the owner's sole agents, Just Property, to arrange a viewing of this very well-presented family home, located in a highly desirable area.

ROOM DIMENSIONS

Front Door

Hallway

WC

Family Lounge

Open Plan Kitchen & Dining Area
25'5" x 19'7" max (7.76 x 5.97 max)

Utility Area

Stairs To First Floor

Bedroom
12'9" x 11'5" (3.91 x 3.48)

Bedroom
11'5" x 7'10" (3.48 x 2.39)

Bedroom
9'10" x 6'7" (3.02 x 2.01)

Bathroom

Front Garden

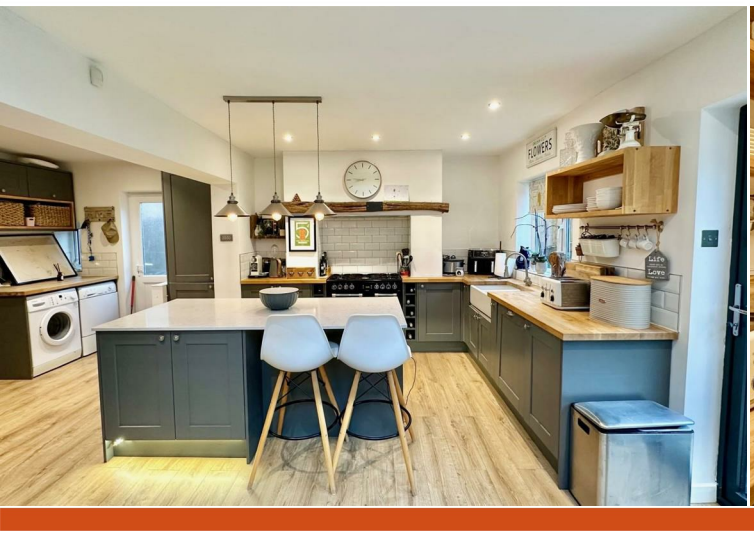
Off Road Parking

Garage

Rear Garden

FEATURES

- Detached Family Home
- Off Road Parking and Garage
- Stunning Open Plan Kitchen and Dining Area
- Bi-Fold Doors Opening into Garden
- Viewing Highly Recommended
- Three Bedrooms
- Close To Schools, Shops and Transport Links
- Beautifully Presented
- Gas Central Heating and UPVC Double Glazing
- Downstairs WC



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.