



**Sedlescombe Road North, St. Leonards-On-Sea TN37 7JL**

**welcome to**

**Sedlescombe Road North, St. Leonards-On-Sea**

SUBSTANTIAL DETACHED FAMILY HOME consisting of SIX BEDROOMS with TWO EN SUITES, FOUR RECEPTION ROOMS. Family bathroom, CLOAKROOM, Two FITTED KITCHENS and a UTILITY ROOM. Externally the property boasts an in & out DRIVEWAY, DOUBLE GARAGE and a PRIVATE REAR GARDEN





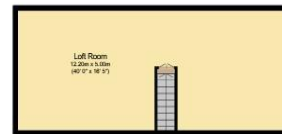
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 482.7 m<sup>2</sup> (5,196 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)

**Access Via**

**Entrance Porch**

**Entrance Hall**

**Open Plan Living  
Accommodation**

40' x 13' 5" ( 12.19m x 4.09m )

**Kitchen**

**Dining Room**

16' 5" x 11' 10" ( 5.00m x 3.61m )

**Bedroom Five**

11' 6" x 11' 2" ( 3.51m x 3.40m )

**Bedroom Six**

12' 2" x 10' 6" ( 3.71m x 3.20m )

**Utility Room**

8' 7" x 7' 3" ( 2.62m x 2.21m )

**Ground Floor Level**

**Inner Hallway**

**Shower Room**

**Bedroom Two**

18' 4" x 11' 6" ( 5.59m x 3.51m )

**En Suite**

**Kitchen**

13' 10" x 9' 10" ( 4.22m x 3.00m )

welcome to

## Sedlescombe Road North, St. Leonards-On-Sea

- SUBSTANTIAL DETACHED FAMILY HOME
- SPACIOUS AND VERSATILE ACCOMMODATION
- SIX BEDROOMS & FOUR RECEPTION ROOMS
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING
- TWO FITTED KITCHENS & UTILITY ROOM

Tenure: Freehold EPC Rating: E  
Council Tax Band: F

guide price

**£625,000 - £675,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/HAS122962](https://fox-and-sons.co.uk/Property/HAS122962)



Property Ref:  
HAS122962 - 0008

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**01424 722177**



[hastings@fox-and-sons.co.uk](mailto:hastings@fox-and-sons.co.uk)



33 Havelock Road, HASTINGS, East Sussex,  
TN34 1BE



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)