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**12C Fern Road, St. Leonards-On-Sea, TN38 0UH**  
**Guide Price £450,000 - £475,000 Freehold**

**\*\* Guide Price £450,000 - £475,000 \*\* Discover luxury family living in this exceptional FIVE BEDROOM residence, perfectly positioned within a prestigious development in the heart of West St Leonards. Thoughtfully designed and beautifully presented, this impressive home combines space, style, and practicality, all within easy reach of highly regarded local schools, shops, and excellent transport links. Arranged across FOUR EXPANSIVE FLOORS, the accommodation is both versatile and generous. The ground floor welcomes you with a bright entrance hall, a spacious double bedroom ideal as a home office or guest suite and a contemporary shower room. The first floor forms the true heart of the home, showcasing a contemporary fitted luxury kitchen complete with integrated appliances, seamlessly flowing into an open-plan living and dining area. Flooded with natural light, this space is perfect for modern family living, with two sets of double doors opening directly onto the rear garden. The beautifully landscaped garden, one of the largest within the development, offers an exceptional outdoor setting for entertaining, relaxing, and family enjoyment, complemented by a generous patio area. The second floor hosts three well-proportioned bedrooms, all serviced by a stylish family bathroom. Crowning the home, the top floor is dedicated entirely to the principal bedroom suite, providing a peaceful retreat with an en-suite shower room and ample built-in storage. Externally, the property further benefits from a private garage and off-road parking, ensuring convenience and ease for everyday family life. A truly outstanding home that delivers space, luxury, and location in equal measure early viewing is highly recommended.**





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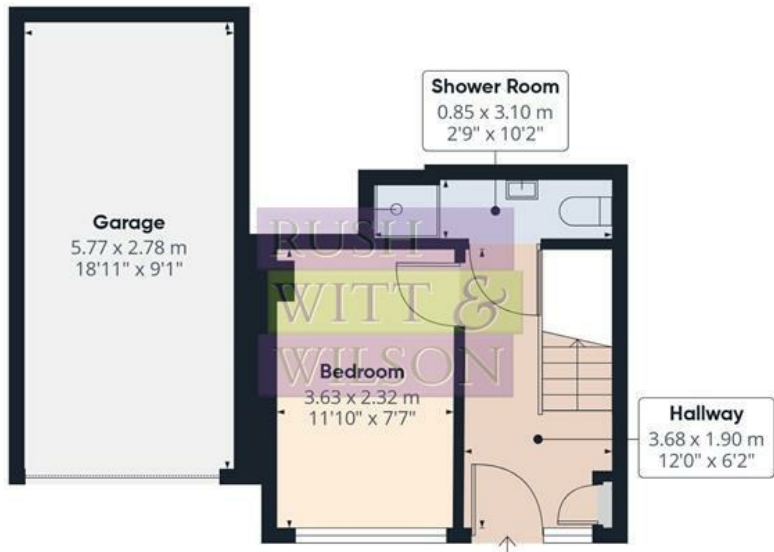


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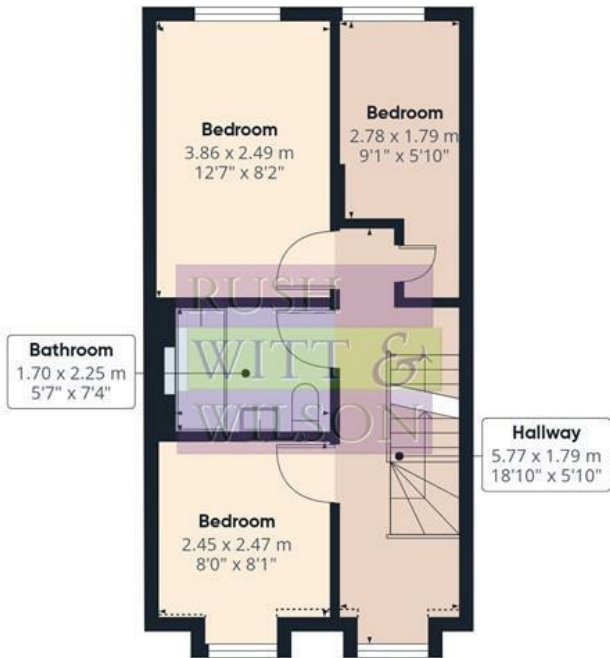




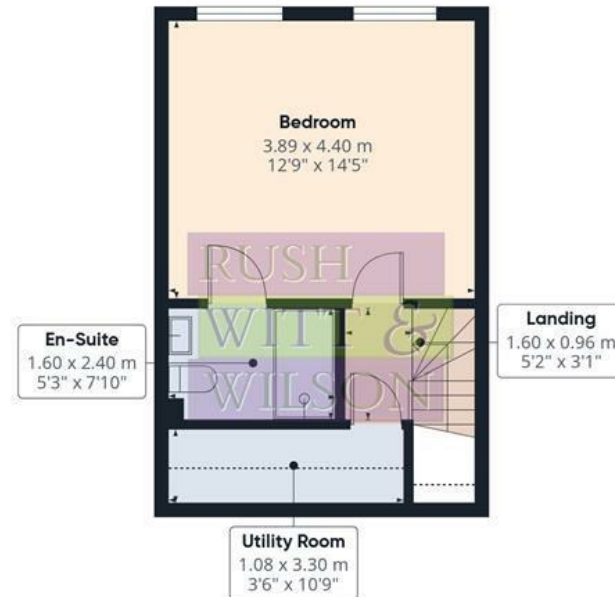
Floor 0



Floor 1



Floor 2



Floor 3



**Approximate total area<sup>(1)</sup>**

144.4 m<sup>2</sup>

1553 ft<sup>2</sup>

**Reduced headroom**

1.7 m<sup>2</sup>

18 ft<sup>2</sup>

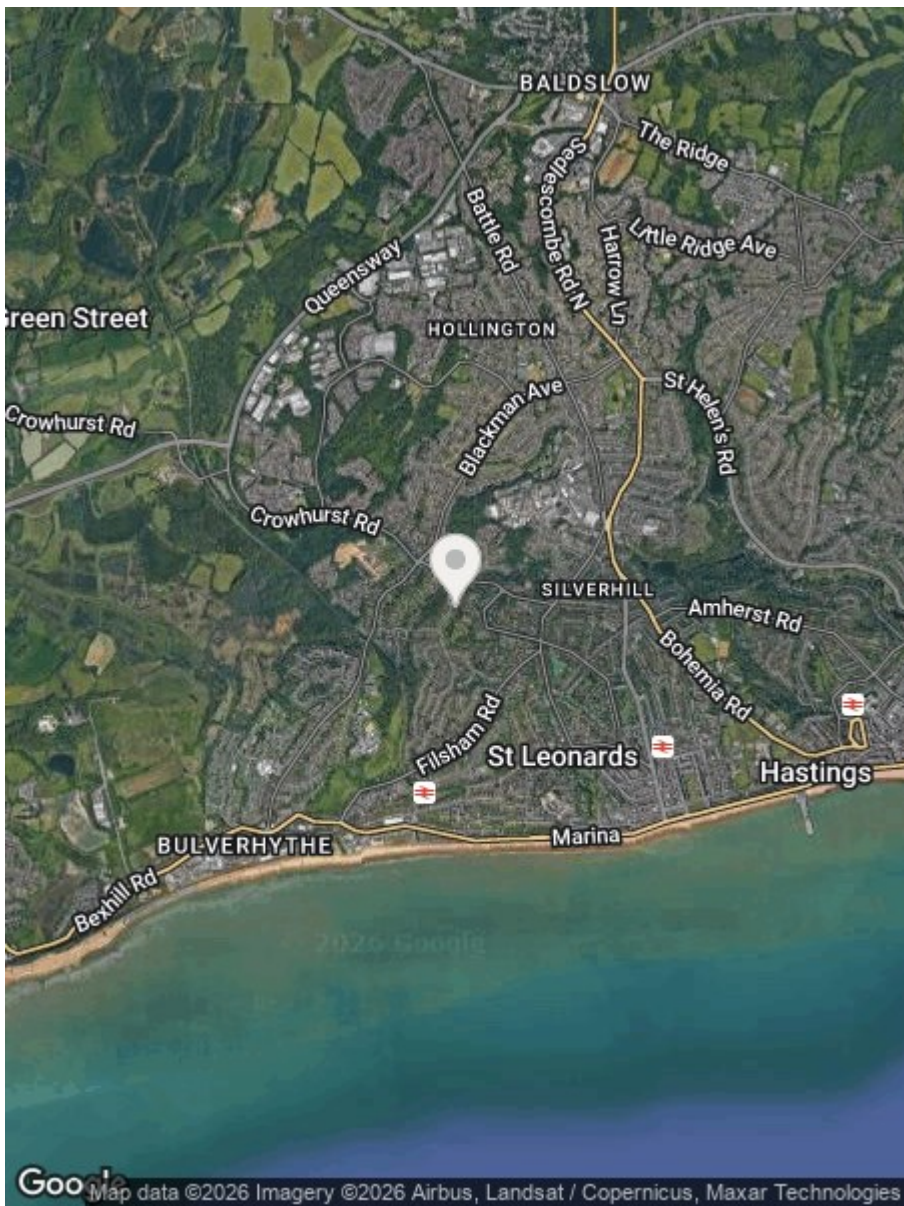
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.
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