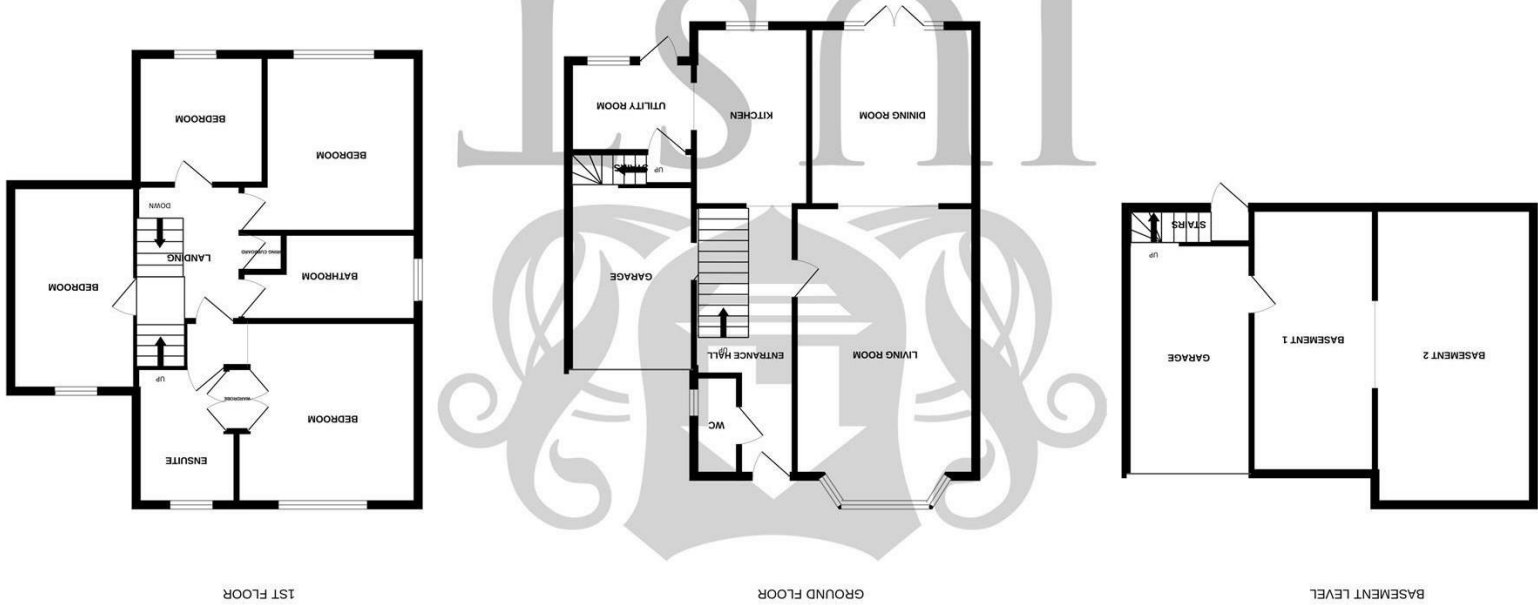




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	64	74
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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.

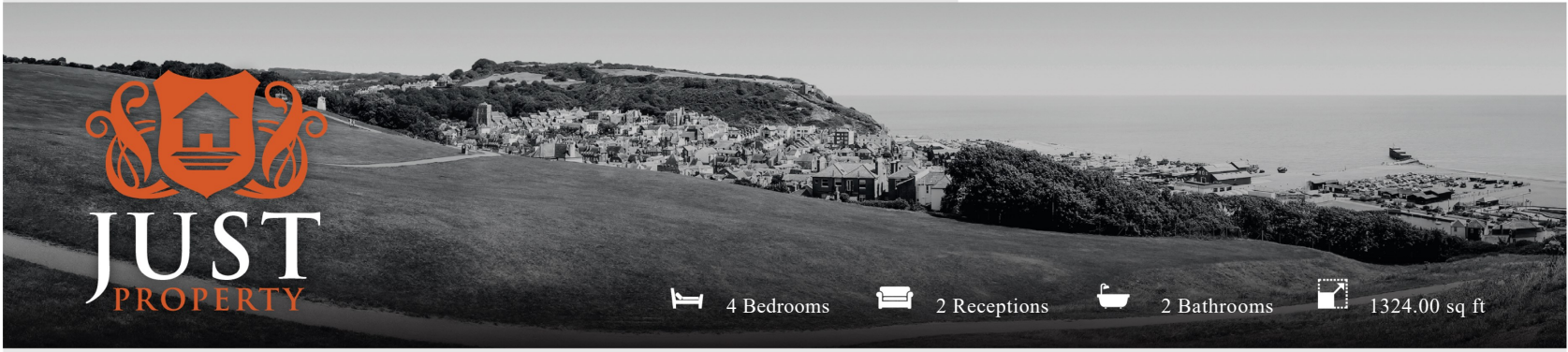
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FLOORPLANS

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

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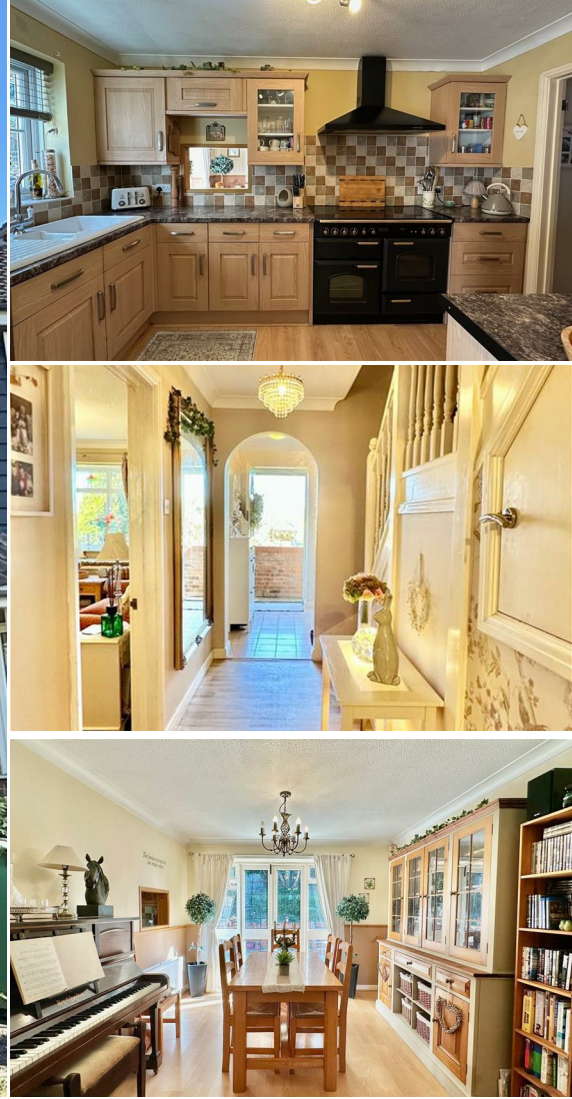


4 Bedrooms 2 Receptions 2 Bathrooms 1324.00 sq ft

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

Freehold

£425,000





Freehold

£425,000



4 Bedrooms



2 Receptions



2 Bathrooms



1324.00 sq ft

PROPERTY DETAILS

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

Hallway

WC

Family Lounge and Dining Room
20'6" x 10'11" (6.27 x 3.35)

Kitchen
10'9" x 10'9" (3.28 x 3.28)

Utility Room
9'1" x 6'7" (2.77 x 2.01)

Stairs Down To

Garage

Basement In Two Parts

Stairs Up To Half Landing

Bedroom
12'7" x 8'7" (3.84 x 2.64)

Stairs To Landing

Bedroom
14'11" x 12'0" (4.57 x 3.66)

En Suite Shower Room / WC

Bedroom
13'1" x 12'0" (3.99 x 3.68)

Bedroom
8'9" x 8'2" (2.67 x 2.51)

Bathroom

Front Garden

Rear Garden

Off Road Parking

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

