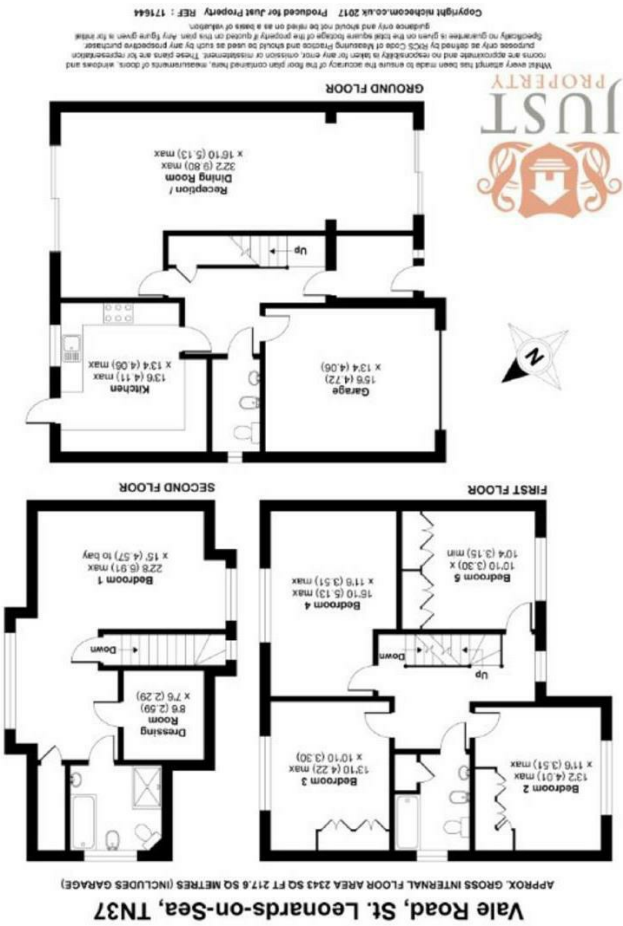
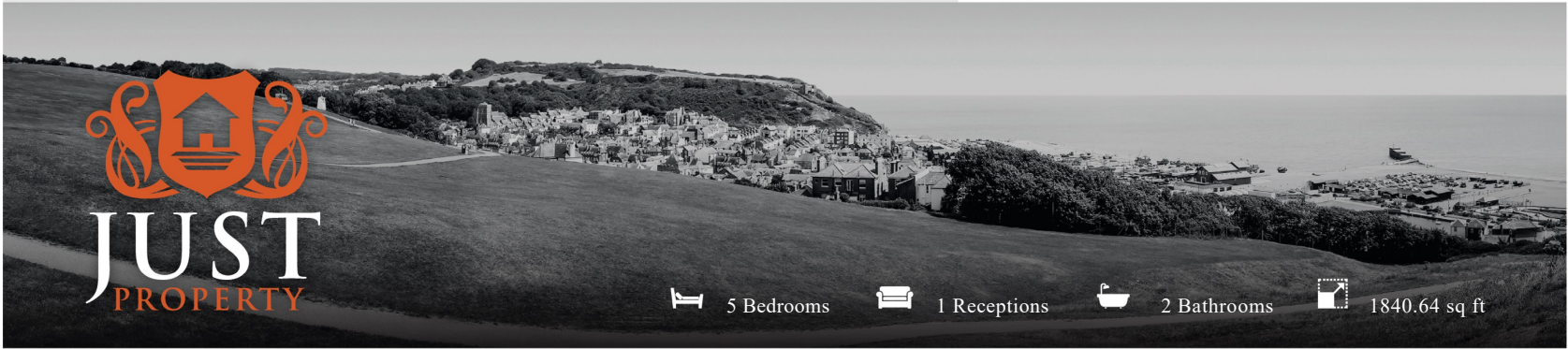




England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current		73
Potential		82



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Lakeside 111 Vale Road, St Leonards On Sea, TN37 6PX

FLOORPLANS

Lakeside 111 Vale Road, St Leonards On Sea, TN37 6PX

Freehold

£625,000





Freehold

£625,000

5 Bedrooms 1 Receptions 2 Bathrooms 1840.64 sq ft

PROPERTY DETAILS

An exceptionally well presented five bedroom detached family house, situated in one of the most favoured locations in St Leonards towards the end of this sought after Cul-de-Sac which adjoins Alexandra Park as well as being close to local amenities in Silverhill, schools and local bus routes.

The property provides accommodation arranged over three floors to include a downstairs cloakroom, a 32'0 x 16'10 L-shaped sitting room/diner with patio doors onto the rear garden and a 13'7 x 13'4 fitted kitchen/breakfast room. To the first floor there are four double bedrooms (built-in wardrobes to three of them) and a family bathroom/w.c. The main bedroom takes up all of the second floor with an impressive 22'8 x 16'10 L-shaped bedroom and dressing area with a walk-in wardrobe.

In addition there is a gated entrance with a driveway providing off road parking for several vehicles, an integral double garage and a front garden. The very large rear gardens are a particular feature with an enclosed paved patio area, tiered areas of lawn and an insulated summer house with cladding & guttering to fill water butt. Further benefits include gas fired central heating and electric underfloor heating in the kitchen controlled by a wall mounted programmer. There is also double glazing and mains connected smoke alarm. Viewing is considered essential to secure a property in this very desirable location.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this wonderful house has to offer in person.

Council Tax Band - E



ROOM DIMENSIONS

Off Road Parking For Numerous Vehicles	Bedroom Four 13'10" x 10'11" (4.22 x 3.33)
Integral Double Garage 16'2" x 13'1" (4.95 x 4.01)	Bedroom Five 10'9" x 10'4" (3.28 x 3.15)
Entrance Porch 7'8" x 5'4" (2.36 x 1.65)	Family Bathroom / W.C 8'9" x 6'9" (2.67 x 2.06)
Downstairs Cloakroom 8'9" x 4'3" (2.69 x 1.32)	Second Floor Landing
Sitting Room / Dining Room 31'11" z 16'9" (9.75 x 5.13)	Bedroom One 16'9" x 22'8" max (5.13 x 6.91 max)
Kitchen / Breakfast Room 13'6" x 13'3" (4.14 x 4.06)	En-Suite Bath/ Shower Room 8'3" x 7'10" (2.54 x 2.41)
First Floor Galleried Landing	Walk In Wardrobe 8'2" x 7'4" (2.49 x 2.24)
Bedroom Two 16'9" x 11'5" (5.13 x 3.48)	Front Garden / Gated Entrance
Bedroom Three 13'1" x 11'6" (4.01 x 3.53)	Mature Rear Gardens, Secluded Feel Throughout

FEATURES

- Detached Family Home
- Five Double Bedrooms
- Quiet & Desirable Location
- 32'0 x 16'10 Lounge / Diner
- En-Suite & Family Bathrooms
- Stunning Landscaped Rear Garden
- Set On The Outskirts To Alexandra Park
- Double Garage & Abundance Of Parking
- Viewing Considered Essential
- Call Just Property For Further Information



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.