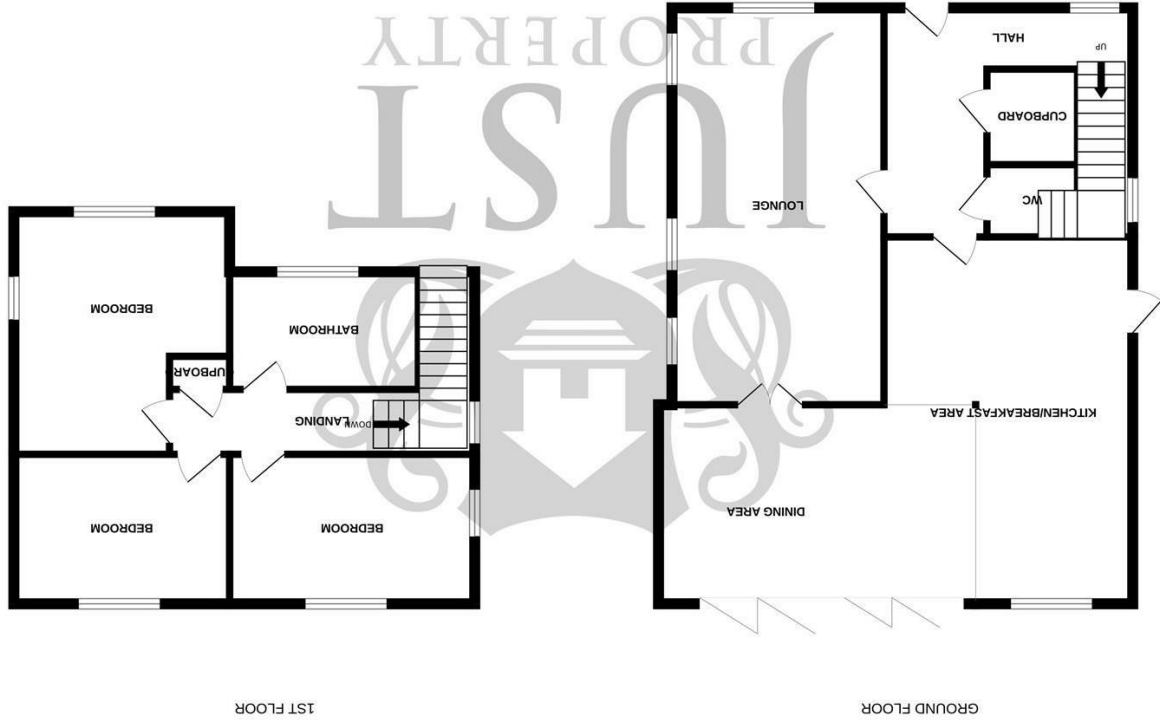


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, dimensions, areas and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Keyplan ©2028

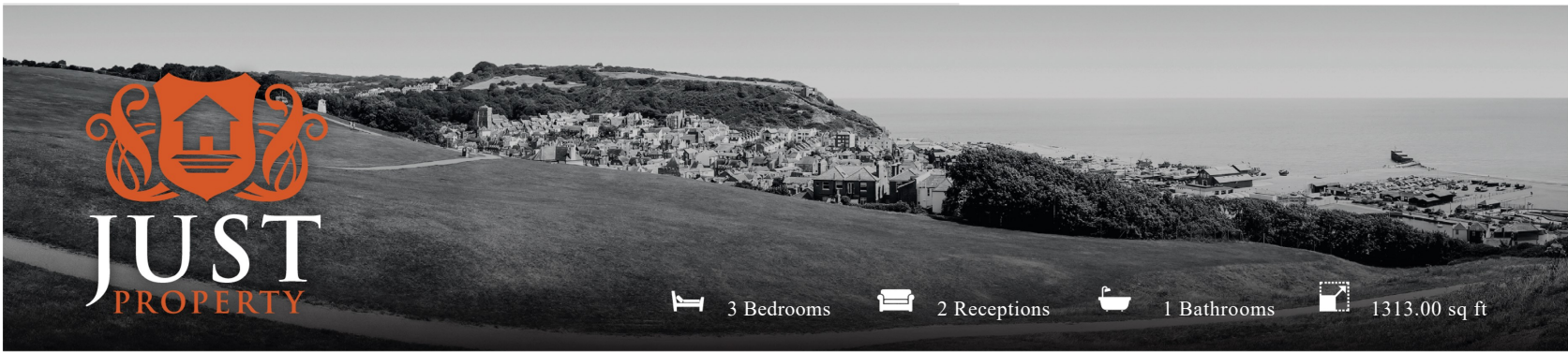
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
63	74



## FLOORPLANS

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

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms   2 Receptions   1 Bathrooms   1313.00 sq ft

Freehold

# £385,000

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





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

