

Abbott & Abbott

Estate Agents, Valuers and Lettings



3 Wood View, St. Leonards-On-Sea, TN37 7FL

£600,000





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3 Wood View

St. Leonards-On-Sea, TN37 7FL

- DETACHED FAMILY HOME
- EXCLUSIVE GATED DEVELOPMENT
- SPACIOUS OPEN PLAN KITCHEN FAMILY ROOM
- HIGH SPECIFICATION THROUGHOUT
- FOUR DOUBLE BEDROOMS
- THREE EN SUITE BATHROOMS
- SEPERATE LIVING ROOM
- SOLAR PANELS

An exceptional four bedroom executive detached family home, situated within an exclusive gated development of just three individual properties in a highly desirable area of St Leonards. Beautifully presented throughout, the property offers spacious, contemporary accommodation together with a large loft space offering excellent potential for conversion, subject to the necessary planning permissions and building regulations.

The accommodation comprises a welcoming entrance hall, a dual-aspect living room with a feature wood-burning stove, and a stunning open-plan kitchen, dining and family room with bi-fold doors opening onto the rear garden. A separate utility room and ground floor cloakroom complete the ground floor.

Upstairs, there are three generous en-suite double bedrooms, a further double bedroom, and a stylish family bathroom, providing flexible accommodation for growing families.

Outside, the property benefits from a private rear garden with a composite decked seating area and level lawn, together with a garage with an electric roller door and ample off-road parking.

Offering an enviable combination of space, quality and privacy in a secure setting, this outstanding home is not to be missed. Early viewing is highly recommended.



Hallway	9'5 x 18'4 (2.87m x 5.59m)
Cloakroom/W.C	4'2 x 5'9 (1.27m x 1.75m)
Living room	14'17'5 (4.27m'1.52m)
Dining area	13'11 x 17'10 (4.24m x 5.44m)
Utility Room	9'9 x 6'1 (2.97m x 1.85m)
Stairs to first floor landing	
First Floor	
Bedroom 1	13'11 x 13'6 (4.24m x 4.11m)
En suite	8'8 x 5 (2.64m x 1.52m)
Bedroom 2	11'11 x 11'5 (3.63m x 3.48m)
En suite	9'6 x 13'10 (2.90m x 4.22m)
Bedroom 3	15'8 x 9'10 (4.78m x 3.00m)
En suite	9'10 x 7'9 (3.00m x 2.36m)



Bedroom 4

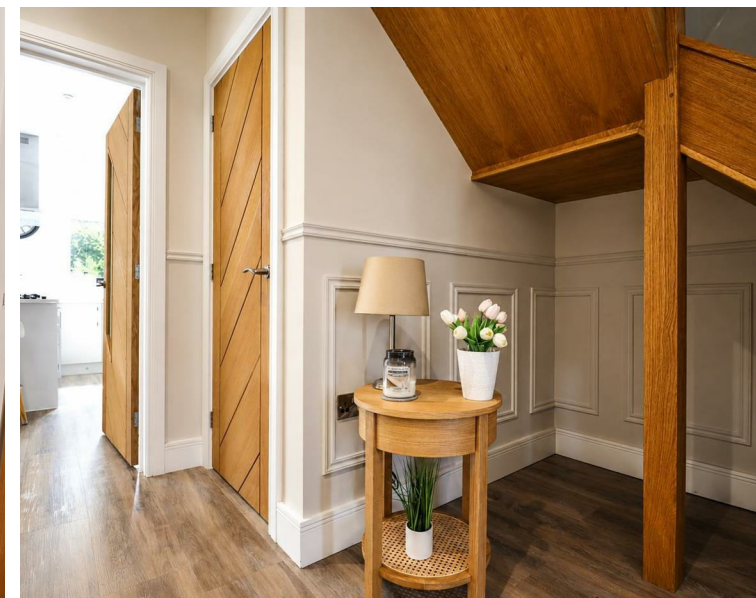
13'10 x 9'7 (4.22m x 2.92m)

Family bathroom

9'1 x 5'4 (2.77m x 1.63m)

Garage

17'6 x 10'1 (5.33m x 3.07m)





Floor Plans



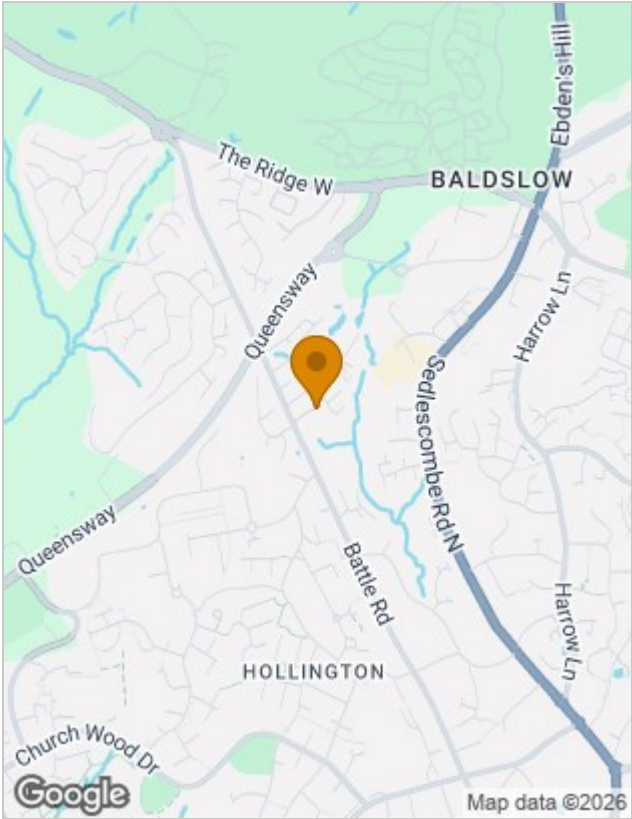
Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

