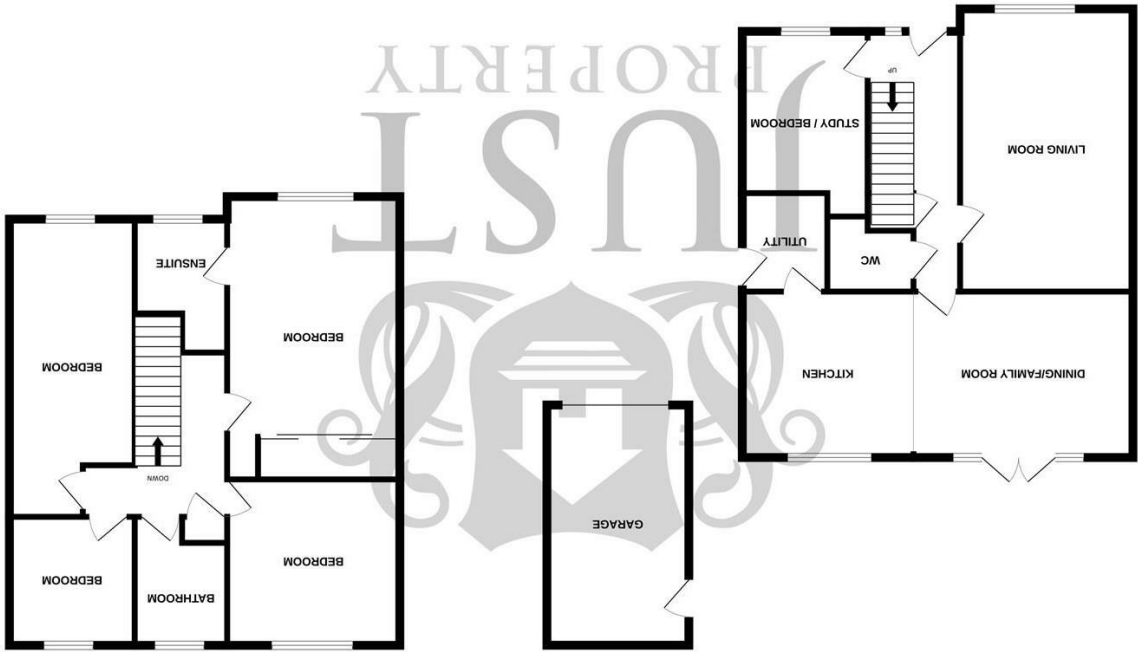




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.

Made with Metropix, c.2026

| Energy Efficiency Rating                                                         |                                                                                   |                                                                                                         |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| England & Wales                                                                  |                                                                                   |                                                                                                         |
| EU Directive 2002/91/EC                                                          |                                                                                   |                                                                                                         |
|  |  | Not energy efficient - higher running costs                                                             |
|                                                                                  |                                                                                   |  <b>G</b><br>(1-20)    |
|                                                                                  |                                                                                   |  <b>F</b><br>(21-38)   |
|                                                                                  |                                                                                   |  <b>E</b><br>(39-54)   |
|                                                                                  |                                                                                   |  <b>D</b><br>(55-68)   |
|                                                                                  |                                                                                   |  <b>C</b><br>(69-80)   |
|                                                                                  |                                                                                   |  <b>B</b><br>(81-91)   |
|                                                                                  |                                                                                   |  <b>A</b><br>(92 plus) |
|                                                                                  |                                                                                   | Very energy efficient - lower running costs                                                             |
|                                                                                  |                                                                                   | Current                                                                                                 |
|                                                                                  |                                                                                   | Potential                                                                                               |
|                                                                                  |                                                                                   | 85                                                                                                      |
|                                                                                  |                                                                                   | 94                                                                                                      |



1ST FLOOR

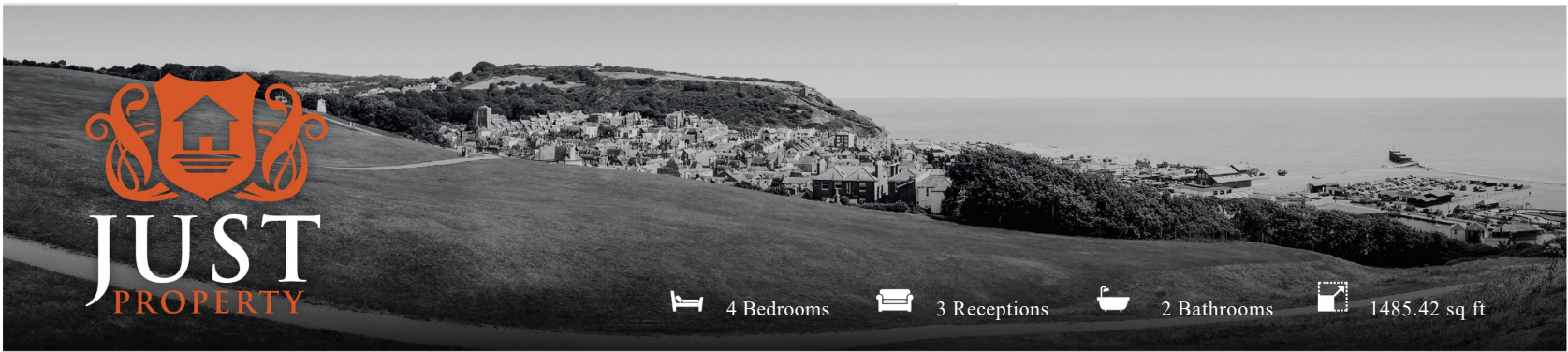
GROUND FLOOR



## FLOORPLANS

12, Levett Gardens, St Leonards On Sea, TN38 9TY

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



4 Bedrooms 3 Receptions 2 Bathrooms 1485.42 sq ft

12, Levett Gardens, St Leonards On Sea, TN38 9TY

Freehold

£519,950





Freehold

£519,950

4 Bedrooms 3 Receptions 2 Bathrooms 1485.42 sq ft

## PROPERTY DETAILS

A beautifully presented and bespoke four-bedroom detached family home, part of the Artisan collection by Bellway Homes, located on this desirable new development in St Leonards. Conveniently positioned close to local schools, shops, transport links, and both Hastings and St Leonards town centres, the property is also within easy reach of the seafront, promenade, cafés, and restaurants.

The accommodation is finished to an exceptionally high standard and includes a spacious entrance hallway, a study/occasional fifth bedroom, and a large family lounge. To the rear, a stunning open-plan dining and family room flows seamlessly into a modern kitchen with upgraded Germanic integral appliances, complemented by a separate utility room. Upstairs, there are four generous bedrooms, the principal with a stylish ensuite, alongside a family bathroom with additional shower fittings.

Externally, the property benefits from an attractive front garden, off-road parking, and a detached garage with electric up-and-over door, EV charger, garden door and double sockets. The rear garden features two extended patios, two main planted borders, and a garden shed. Additional features include parquet-style flooring, upgraded lighting, fitted wardrobes in three bedrooms, and shutters or blinds to all windows.

This exceptional home is a credit to the current owners and combines style, space, and quality throughout. With the balance of the new home warranty still in place, viewing is highly recommended to fully appreciate the standard and condition of this outstanding family home.

## ROOM DIMENSIONS

|                              |                             |
|------------------------------|-----------------------------|
| Front Door                   | Bedroom                     |
| Hallway                      | 15'8" x 11'1" (4.80 x 3.38) |
| WC                           | Bedroom                     |
| Study / Bedroom              | 16'6" x 8'4" (5.03 x 2.55)  |
| 9'11" x 8'4" (3.03 x 2.55)   | Bedroom                     |
| Living Room                  | 9'0" x 9'0" (2.76 x 2.75)   |
| 17'10" x 10'9" (5.45 x 3.30) | Bathroom                    |
| Kitchen                      | 9'0" x 6'7" (2.76 x 2.02)   |
| 12'2" x 10'9" (3.71 x 3.30)  | Front Garden                |
| Open Plan Dining Room        | Rear Garden                 |
| 15'2" x 10'9" (4.63 x 3.30)  | Patio Area                  |
| Utility Room                 | Storage Shed                |
| 5'10" x 5'7" (1.78 x 1.71)   | Detached Garage             |
| Stairs Up To Landing         | Off Road Parking            |
| Bedroom                      |                             |
| 16'1" x 11'1" (4.92 x 3.38)  |                             |
| En- Suite                    |                             |
| 7'7" x 7'3" (2.33 x 2.22)    |                             |

## FEATURES

- Detached Family Home
- Four Bedrooms
- Beautifully Presented
- Garage, EV Charger, Off Road Parking
- Upgraded Fixtures and Fittings
- Extended Patio and Mature Gardens
- Window Shutters Fitted
- Two Upgraded Bathrooms
- Open Plan Kitchen and Dining/Family Area
- Close To Schools and Town Centre



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.