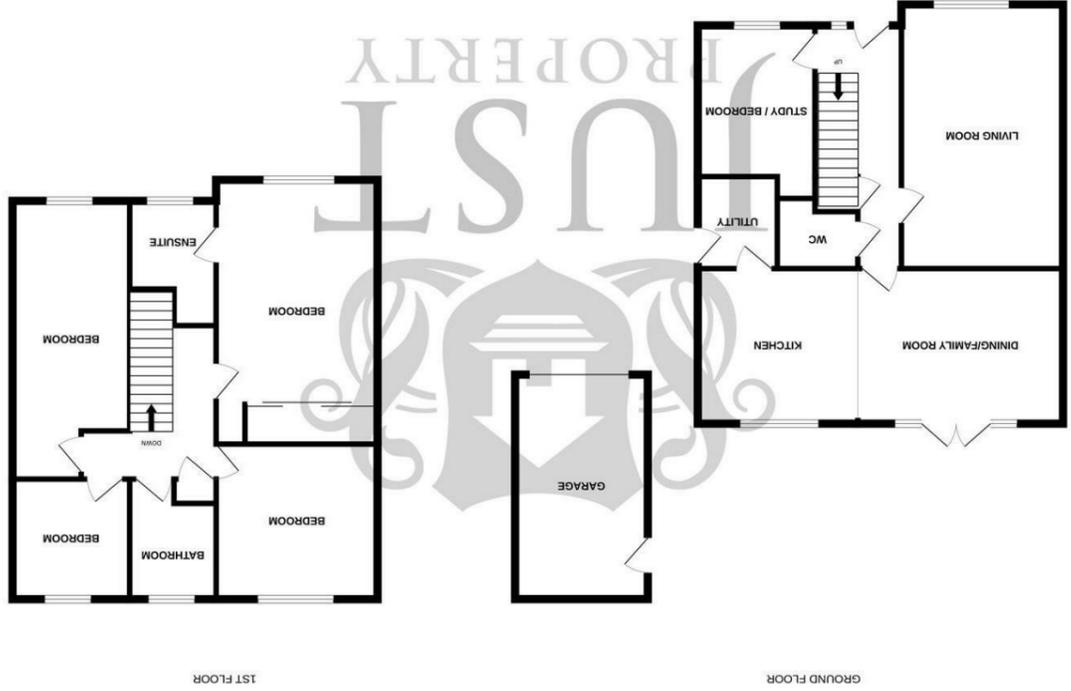


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements prospective purchasers. The service, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This plan is for illustrative purposes only and should be used as such by any person. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

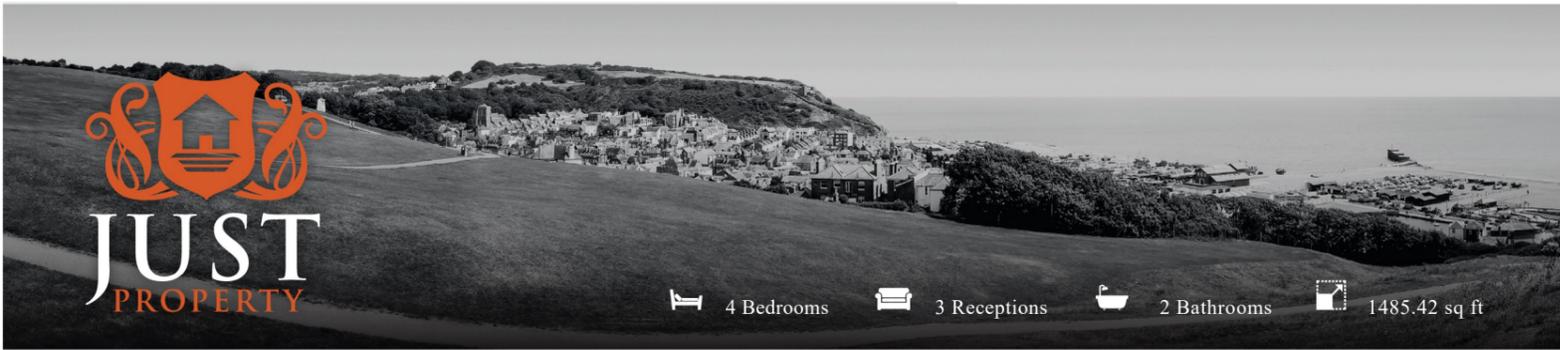
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	85
Potential	94
Energy Efficiency Rating	



FLOORPLANS

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

www.justproperty.net



4 Bedrooms 3 Receptions 2 Bathrooms 1485.42 sq ft

Freehold

£519,950

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





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

