



## 20 Truman Drive, St. Leonards-On-Sea

£575,000 Freehold

CHAIN FREE – A beautifully upgraded family home offering space, style and flexibility, finished to a high standard throughout and ready to move straight into.



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**CHAIN FREE** – A beautifully upgraded family home offering space, style and flexibility, finished to a high standard throughout and ready to move straight into.

From the moment you step inside, this home makes a confident first impression. A wide entrance hall with oak herringbone flooring sets the tone, leading to a series of warm, well-finished spaces designed with modern family life in mind. Whether you're hosting by cooking in the modern kitchen and then relaxing in the dual-aspect lounge, or enjoying a summer's evening on the illuminated decking, this is a home that adapts effortlessly to every part of your day.

The recently installed kitchen features crisp, contemporary styling with white marble quartz worktops, under-counter lighting, and a full suite of integrated Bosch appliances, including a double oven, fridge-freezer, and dishwasher. A pull-out larder and luxury grey vinyl flooring add both form and function. From here, a door leads directly to the garage, which is equipped with an electric roller door. Inside, you'll find wall and base units matching the kitchen cabinetry, a quartz worktop to match the kitchen surfaces, and a built-in fridge integrated within the units, along with space for a tumble dryer—making it a seamless and practical extension of the living space.

Five bedrooms (four on the first floor and one on the ground floor) provide flexibility for growing families or those working from home, with a standout principal suite that includes fitted wardrobes and a stylish en-suite bathroom featuring a Bluetooth-enabled shower for added convenience.

The loft above the garage has been cleverly converted, offering a bright and versatile additional space with Velux windows and wood-effect laminate flooring—ideal as a studio or home office. Currently accessed via a loft ladder, with potential to add a staircase if desired.

The outdoor space has been completely transformed in the past year. A series of tiered zones includes composite decking with integrated lighting, sandstone patio areas, mature planting, and a tranquil pond. A newly built shed, raised sleeper beds, and oak balustrades complete the picture, while the newly block-paved drive and upgraded windows ensure kerb appeal is just as strong as what's inside.

The property is fitted with new double-glazed windows and doors, filled with argon gas to help retain heat and reduce outside noise. This added insulation improves energy efficiency, keeps the home warmer in winter, and helps create a quieter, more comfortable living environment. It also benefits from a recently installed Bosch boiler, providing reliable and efficient central heating throughout.

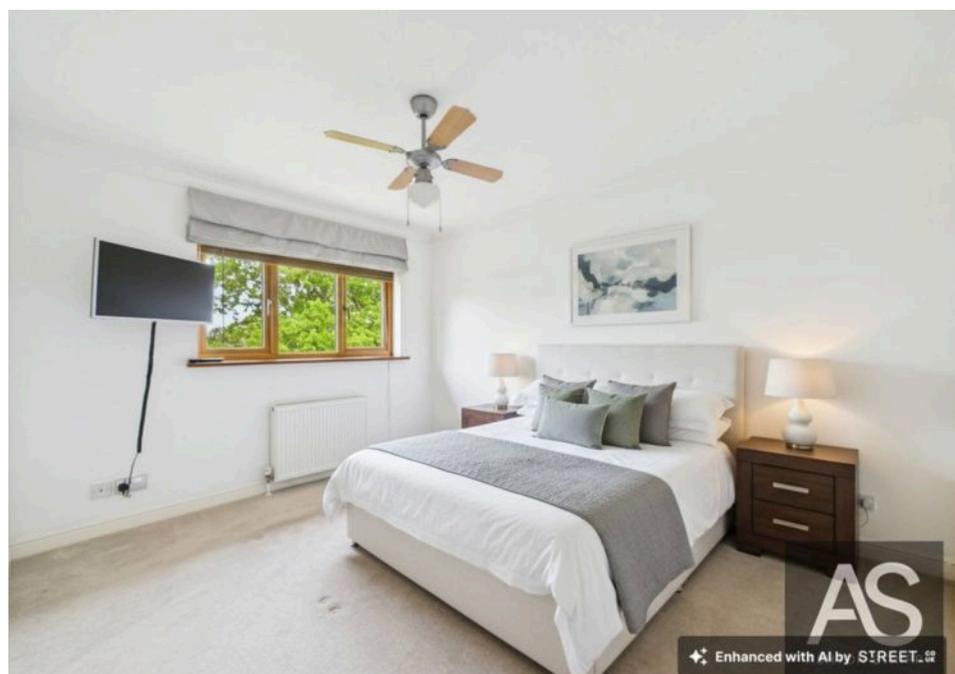
Located in St Leonards-on-Sea, the property enjoys the best of town and coast living, with easy access to local shops, parks and schools. Conquest Hospital is close by, ideal for healthcare professionals or families, while nearby woodland walks, a spa and a gym add to the lifestyle appeal. The area is well connected by road and rail, with nearby stations offering links to London, Brighton and the wider Sussex coastline.



- CHAIN FREE
- Newly fitted kitchen with quartz worktops, double oven & larder units
- Dual-aspect living room with French doors to garden and new cream carpet
- Dining room overlooking the garden with matching oak flooring
- Five bedrooms, including principal with en-suite and built-in cupboards
- Stylish bathrooms with full tiling, light-up mirrors and chrome fittings
- Converted loft space above the garage with Velux windows
- Fully landscaped rear garden with deck, patios, pond, and tiered lawns
- Garage with electric roller door, built-in fridge and storage units
- New windows and doors (gas-filled glazing for noise and warmth), new staircase, full rewire & Bosch combi boiler



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**Approximate total area<sup>(1)</sup>**  
 1801 ft<sup>2</sup>  
 167.3 m<sup>2</sup>

**Reduced headroom**  
 87 ft<sup>2</sup>  
 8.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Approximate total area<sup>(1)</sup>**  
 986 ft<sup>2</sup>  
 91.5 m<sup>2</sup>

**Reduced headroom**  
 13 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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