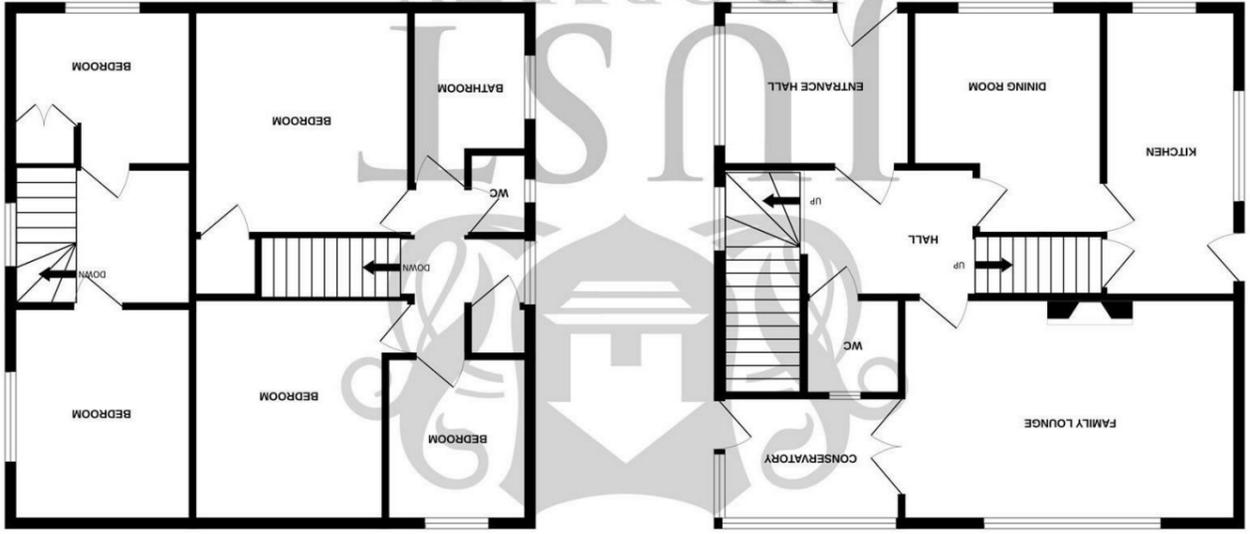


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such 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.  
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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(11-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-69)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential



1ST FLOOR

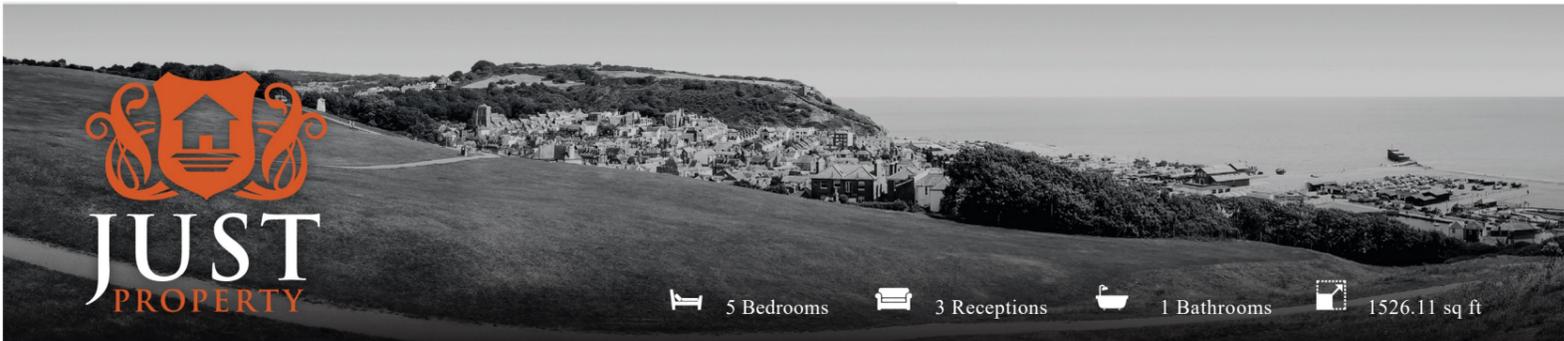
GROUND FLOOR



# FLOORPLANS

11 Hazelwood Gardens,, St. Leonards-On-Sea, TN37 7HL

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



5 Bedrooms   3 Receptions   1 Bathrooms   1526.11 sq ft

Freehold

# £460,000

11 Hazelwood Gardens,, St. Leonards-On-Sea, TN37 7HL





Freehold

£460,000

5 Bedrooms 3 Receptions 1 Bathrooms 1526.11 sq ft

## PROPERTY DETAILS

Tucked away in the very popular area of Hazelwood Gardens, St. Leonards-On-Sea, this impressive detached house offers a perfect blend of comfort and versatility. Spanning an ample 1,526 square feet, the property boasts five well-proportioned bedrooms, making it an ideal family home. The three reception rooms provide generous living spaces that can be tailored to suit your lifestyle, whether you desire a formal dining area, a cosy lounge, or a playroom for the children.

The property features a well-appointed bathroom and an enclosed rear garden, perfect for outdoor entertaining or simply enjoying a quiet moment in the fresh air. Additionally, the detached garage offers convenient storage or parking options, and the driveway, ensuring ample space for family and guests.

Situated conveniently near local park and the Conquest Hospital, this home is not only well-connected but also surrounded by green spaces, perfect for leisurely strolls or family outings. With its versatile living spaces and prime location, this property presents an excellent opportunity for those seeking a spacious and adaptable home in a desirable area. Don't miss the chance to make this delightful house your new home.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hallway	11'9" x 11'2" (3.60 x 3.42)
8'8" x 7'3" (2.65 x 2.23)	Bedroom
Inner Hallway	8'7" x 7'5" (2.63 x 2.27)
WC	Bathroom
Dining Room	WC
11'10" x 9'10" (3.63 x 3.01)	Stairs To Landing
Family Lounge	Bedroom
17'5" x 11'8" (5.31 x 3.57)	10'5" x 8'9" (3.19 x 2.67)
Kitchen	Bedroom
15'0" x 7'0" (4.58 x 2.15)	8'11" x 8'9" (2.72 x 2.69)
Storage	Front Garden
Sun Room	Rear Garden
9'5" x 6'7" (2.88 x 2.01)	Garage
Stairs Up To Landing	Off Road Parking
Bedroom	
11'10" x 11'6" (3.62 x 3.53)	

## FEATURES

- Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Rear Garage
- Front and Enclosed Rear Garden
- UPVC Windows and Gas Central Heating
- Flexible Accomodation
- Blacklands Area
- Near To Schools and Hospital

