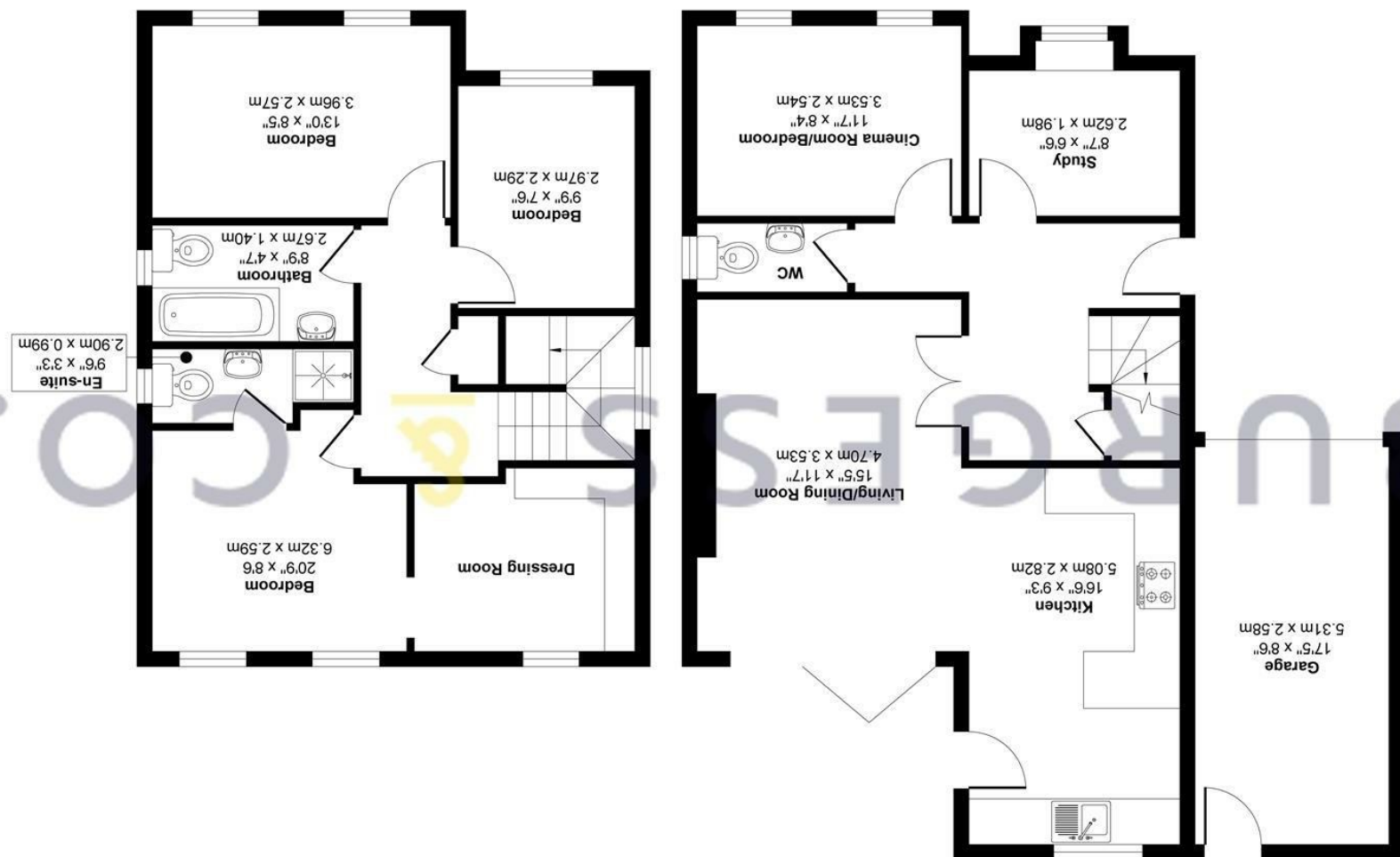


GROUND FLOOR



Whittlewood Close
Approximate Gross Internal Floor Area
1375 sq. ft / 127.74 sq. m



BURGESS & CO. 14 Whittlewood Close, St. Leonards-On-Sea, TN38 9SR
01424 222255

£425,000 Freehold



Burgess & Co are delighted to bring to the market this bright and spacious detached family home, situated in a quiet residential close. Ideally located being close to nearby schools, bus services and Tesco Superstore. St Leonards is within 2 miles with the popular Kings Road offering various independent shops, restaurants, mainline railway station and the seafront. The accommodation comprises an entrance hall, a modern fitted kitchen/breakfast room with utility space, a living/dining room, a cinema room/potential fourth bedroom, a study and a cloakroom to the ground floor. To the first floor there are three double bedrooms, one with an en-suite shower room and dressing room as well as a family bathroom. Further benefits include gas central heating, double glazing, off road parking, a garage and a level rear garden with large patio area. Viewing is considered essential to fully appreciate all that this wonderful property has to offer by vendors sole agents.

Entrance Hall

With laminate flooring, stairs to first floor, understairs storage cupboard housing consumer unit. Double glass doors to

Downstairs W.C

Comprising low level w.c, vanity unit with inset wash hand basin, partly tiled walls, tiled floor, double glazed frosted window.

Living/Dining Room

15'5 x 11'7
With vertical radiator, gas fireplace, double glazed bi-fold doors to the rear garden. Opening to

Kitchen/Breakfast Room

16'6 x 9'3
Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, inset gas hob with extractor hood over, fitted eye level double oven, space for American style fridge/freezer, breakfast bar area, fitted bins, double glazed window to the rear, double glazed door to the garden.

Cinema Room/Bedroom

11'7 x 8'4
With two double glazed windows to the front.

Study

8'7 x 6'6
With double glazed window to the front.

First Floor Landing

With radiator, access to loft being insulated & partly boarded, storage cupboard, double glazed feature window.

Bedroom One

20'9 x 8'6
With radiator, two double glazed windows to the rear. Door to

En-suite Shower Room

9'6 x 3'3
Comprising shower cubicle, vanity unit with inset wash hand basin, Bluetooth mirror with light, wood effect flooring, tiled walls, extractor fan, white heated towel radiator, double glazed frosted window.

Dressing Room

With radiator, fitted wardrobes, double glazed window to the rear.

Bedroom Two

13'0 x 8'5
With radiator, two double glazed windows to the front.

Bedroom Three

9'9 x 7'6
With radiator, double glazed window to the front.

Family Bathroom

8'9 x 4'7
Comprising bath with mixer tap & shower attachment, low level w.c, wash hand basin, LED mirror, partly tiled walls, extractor fan, double glazed frosted window.

Outside

To the front there is an area of lawn with slate chip borders, a driveway providing off road parking leading to a garage. To the rear there is a patio area, a level area of lawn, raised flowerbeds, being enclosed by mature conifers & brick wall with wooden gate leading to woodland.

Garage

17'5 x 8'6
With up & over door, boiler, personal door to the garden.

NB

Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC