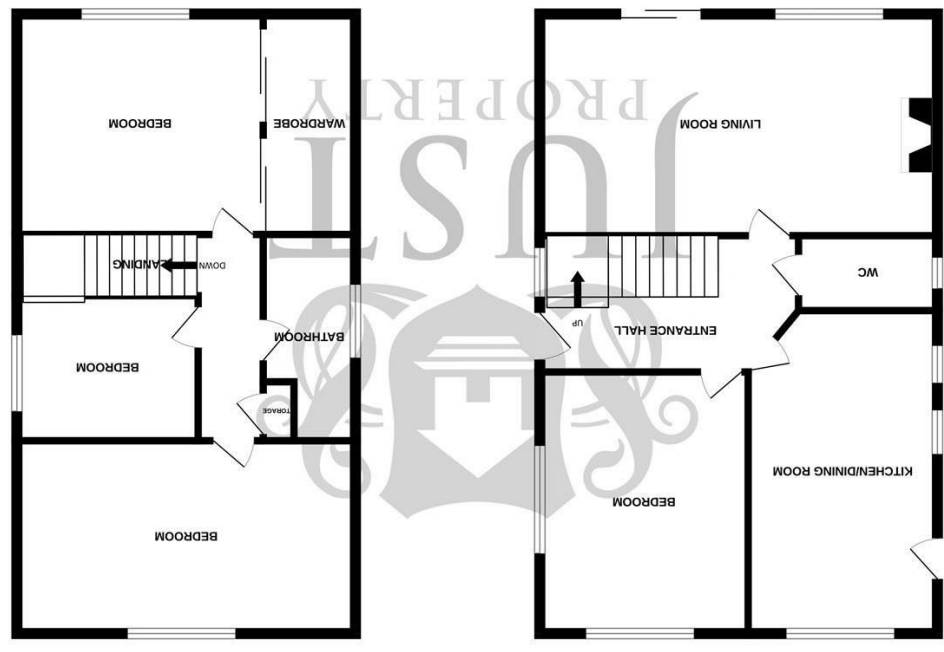


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	72
Potential	83



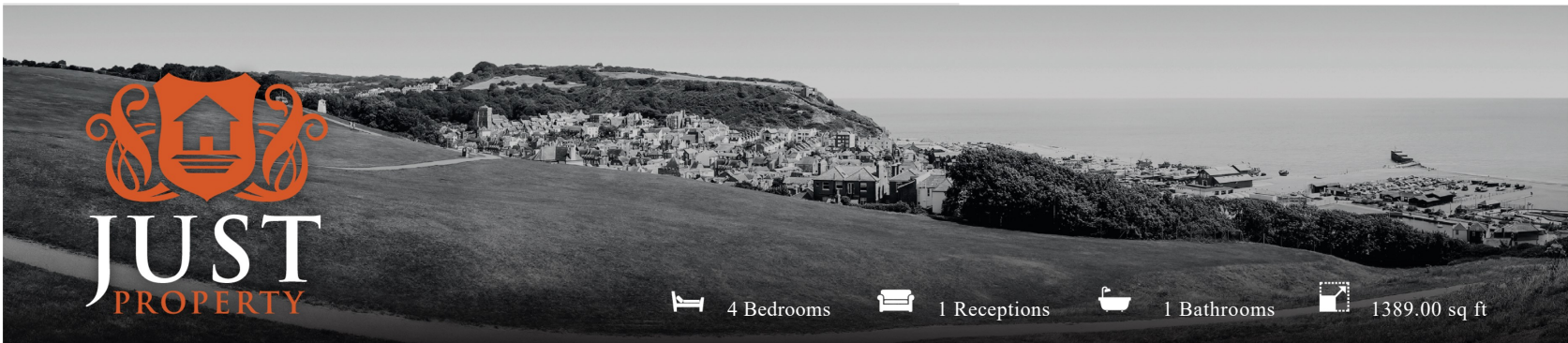
Whilst every attempt has been made to ensure the accuracy of the English contained here, measurements of rooms, floors and appliances should be used as a guide only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, fixtures and appliances shown here and listed are not guaranteed as to their quantity or efficiency and given.



FLOORPLANS

35 Augustus Way, St. Leonards-On-Sea, TN37 7NR

www.justproperty.net



4 Bedrooms | 1 Receptions | 1 Bathrooms | 1389.00 sq ft

Freehold

£399,950

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Freehold

£399,950

4 Bedrooms 1 Receptions 1 Bathrooms 1389.00 sq ft

PROPERTY DETAILS

A very well presented four-bedroom detached family home, enviably positioned within a quiet residential cul-de-sac in Upper St Leonards, St Leonards-on-Sea. Ideally located close to well-regarded local schools, transport links, supermarkets and neighbourhood shops, the property also offers easy access to the nearby towns of Hastings, Bexhill-on-Sea, Rye and Battle.

The accommodation is spacious and well arranged, beginning with a welcoming entrance hallway and a convenient ground floor cloakroom/WC. There is a stylish open-plan fitted kitchen and dining space, perfect for modern family living, along with a versatile ground floor bedroom which could also serve as a separate reception or playroom.

To the rear of the property, a generous family lounge provides an excellent space to relax and entertain, featuring a striking fireplace and French doors opening directly onto the rear garden, allowing plenty of natural light to flow through.

To the first floor there are two well-proportioned double bedrooms, a further single bedroom and a family bathroom complete with a separate shower cubicle.

Externally, the property benefits from off-road parking for two vehicles, a spacious garage/workshop and a small front garden. The rear garden enjoys a patio seating area leading to an elevated lawn, with a pleasant woodland backdrop providing a good degree of privacy.

Further benefits include double glazing and gas central heating.

Early viewing is highly recommended – please call Just Property to arrange an appointment.



ROOM DIMENSIONS

Front Door

Entrance Hallway

WC

Living Room
21'9" x 12'0" (6.63 x 3.68)

Bedroom
14'2" x 11'3" (4.34 x 3.43)

Kitchen / Dining Room
17'5" x 13'2" (5.33 x 4.02)

Stairs To First Floor Landing

Bedroom
11'8" x 11'8" (3.58 x 3.56)

Bedroom
11'6" x 9'8" (3.53 x 2.95)

Bedroom
9'6" x 6'11" (2.92 x 2.13)

Family Bathroom

Front Garden

Garage

Off Road Parking

Patio

Terraced Rear Garden

FEATURES

- Detached Family Home
- Four Bedrooms
- Off Road Parking and Garage
- Open Plan Kitchen and Dining Room
- Terraced Rear Garden
- Close to Schools and Shops
- Gas Central Heating & Double Glazing
- Quiet Residential Position
- Fireplace and Open fire

