



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Approximate Gross Internal Area = 94.7 sq m / 1020 sq ft
Approximate Garage Internal Area = 12.2 sq m / 132 sq ft
Approximate Total Internal Area = 106.9 sq m / 1152 sq ft

Ironlatch Avenue, TN38

BURGESS & CO.
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45 Ironlatch Avenue, St. Leonards-On-Sea, TN38 9JN

£375,000 Freehold



Burgess & Co are pleased to offer to the market this three bedroom detached house, situated within close proximity to local schools, amenities, Tesco superstore, bus services and access to the A21 connecting to London. Within 2 miles is Warrior Square with mainline railway station, an array of independent shops on the popular Kings Road, and the seafront. The accommodation is arranged to provide to the ground floor an entrance hall, a downstairs cloakroom, a living room, a kitchen/breakfast room, a dining room and to the first floor there are three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing. To the outside there is a block paved driveway providing off road parking leading to an integral garage and to the rear there is an enclosed tiered garden. Viewing is highly recommended to fully appreciate all this property has to offer.

Entrance Hall

With stairs to First Floor, double glazed window to the side.

Downstairs Cloakroom

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

Living Room

12'11 x 11'10

With radiator, three double glazed windows to the front.

Kitchen/Breakfast Room

21'6 x 7'0

Comprising range of wall & base units, worksurfaces, inset sink unit, tiled splashbacks, wall mounted boiler, space for appliances, radiator, space for table & chairs, double glazed window to the side, three double glazed windows to the rear, double glazed door to the garden. Door to

Dining Room

14'0 x 8'1

With radiator, triple aspect with double glazed windows.

First Floor Landing

With loft hatch, double glazed windows to the side.

Bedroom One

13'4 x 9'11

With radiator, double glazed window to the front.

Bedroom Two

10'6 x 10'0

With radiator, fitted cupboards, door to eaves storage, dual aspect with double glazed window to the side & rear.

Bedroom Three

11'6 x 6'11

With radiator, fitted wardrobe, dual aspect with double glazed window to the side & rear.

Bathroom

6'0 x 6'0

Comprising bath with shower over & folding screen, pedestal wash hand basin, low level w.c, tiled walls, fitted cupboard, double glazed frosted window.

Integral Garage

16'4 x 8'1

With up & over door, personal door to dining room.

Outside

To the front there is a block paved driveway providing ample parking leading to a garage and a raised flowerbed with shrubs, slate chippings as well as gated side access. To the rear there is a large patio area being ideal for alfresco dining/entertaining, steps lead up to an area of lawn, flowerbed borders housing mature shrubs, areas of slate & paving, being enclosed by fencing.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC