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39 The Suttons, St. Leonards-On-Sea, East Sussex TN38 9RA
Guide Price £425,000 - £450,000 Freehold

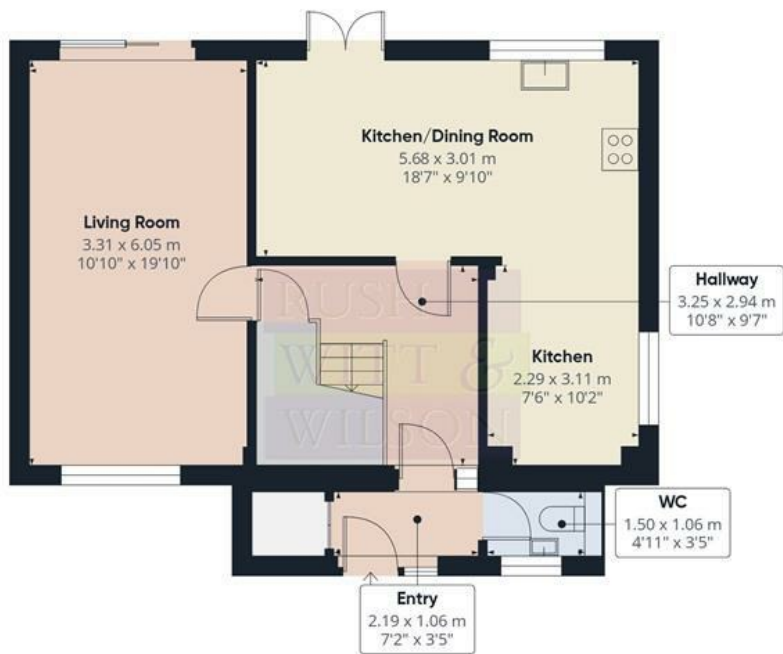
****GUIDE PRICE £425,000 - £450,000****

Proudly presenting this exceptional family home, perfectly combining space, style and practicality. Boasting a GARAGE, AMPLE OFF-ROAD PARKING and a BEAUTIFULLY LANDSCAPED GARDEN, this is a fantastic opportunity for families seeking a home they can truly make their own. Set in a desirable cul-de-sac location, the property offers modern comfort throughout, with gas central heating, double glazing and well-proportioned accommodation arranged over two floors. Step inside to a welcoming, light-filled hallway, complete with useful storage and a convenient DOWNSTAIRS WC. The hallway leads to a spacious DUAL-ASPECT LIVING ROOM, providing a wonderful setting for relaxing with family or entertaining guests. A separate, MODERN KITCHEN-DINING ROOM creates the perfect hub of the home, with French doors opening directly onto the garden, seamlessly blending indoor and outdoor living. Upstairs, you'll discover FOUR GENEROUSLY SIZED BEDROOMS. The impressive principal bedroom benefits from fitted wardrobes and a private EN-SUITE SHOWER ROOM, while a contemporary family bathroom serves the remaining bedrooms. Outside, the LANDSCAPED REAR GARDEN is a real standout feature. A sandstone patio sits alongside the property, offering the ideal spot for summer dining, morning coffee or entertaining friends, complemented by a lush lawn providing plenty of space for children and family life. To the front, a block-paved driveway provides off-road parking for multiple vehicles, alongside the added convenience of a garage. Ideally located within easy reach of popular schools, local amenities and transport links, this superb home ticks all the boxes for modern family living. Homes like this deserve to be seen in person!

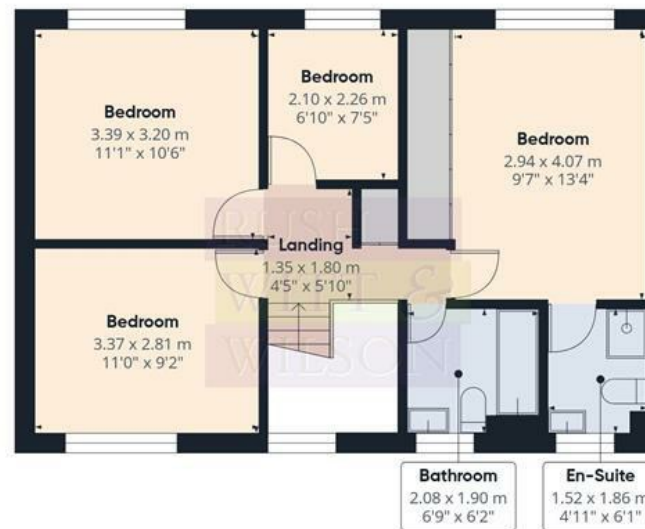








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

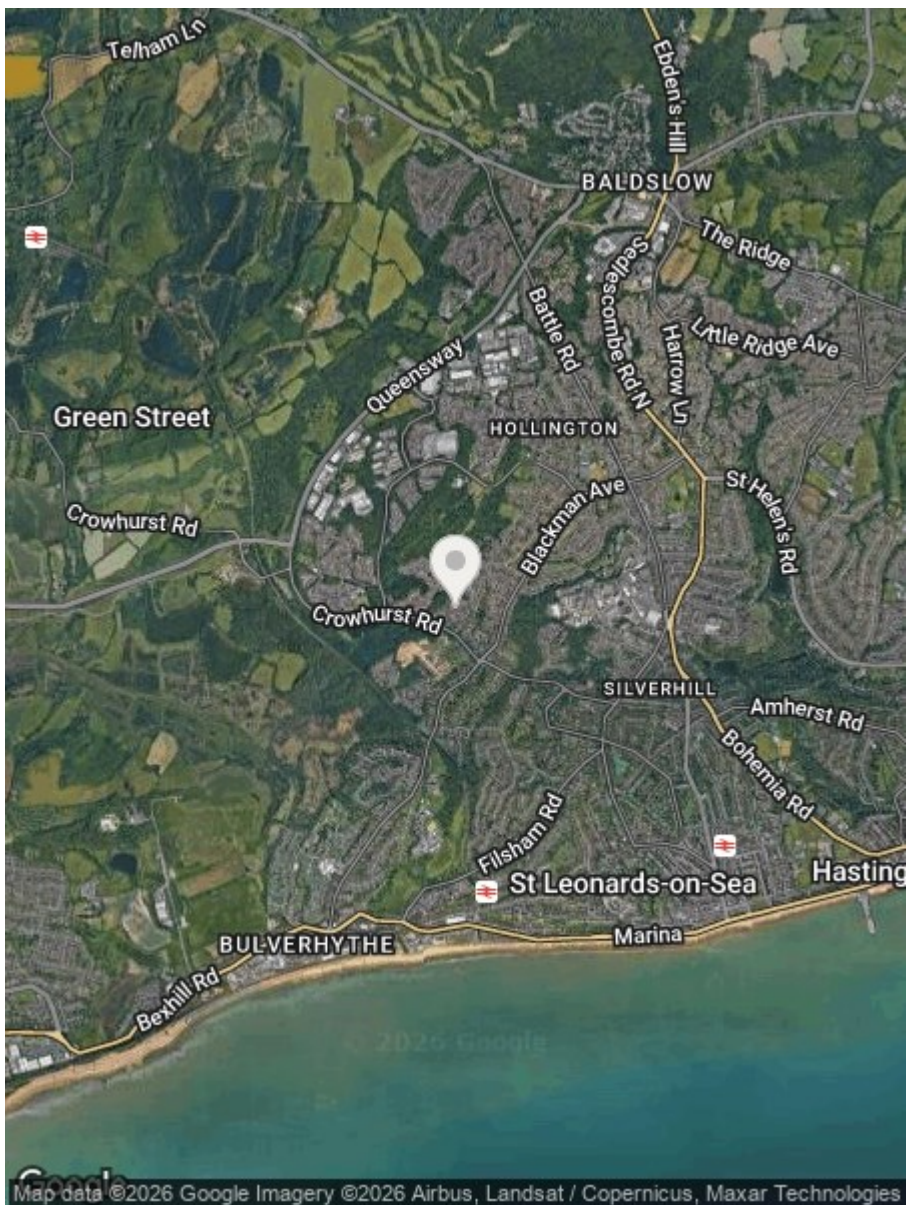
Approximate total area⁽¹⁾

122.6 m²

1319 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		
		

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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