

**RUSH
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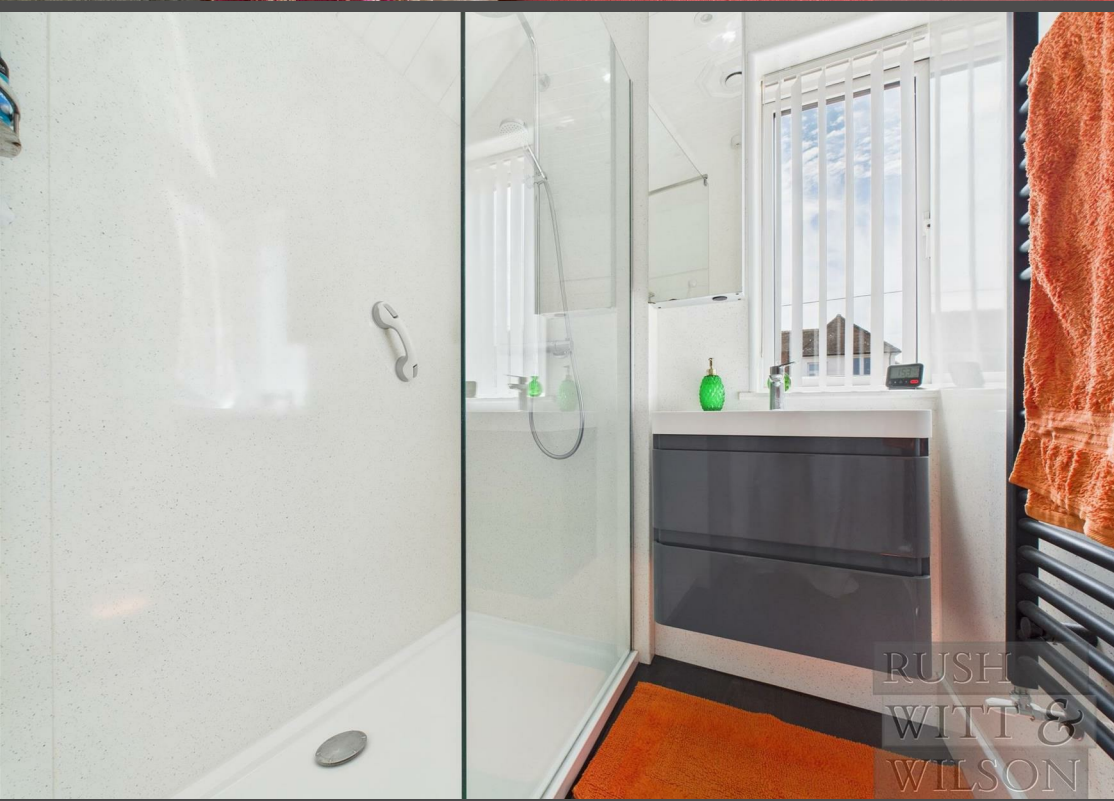
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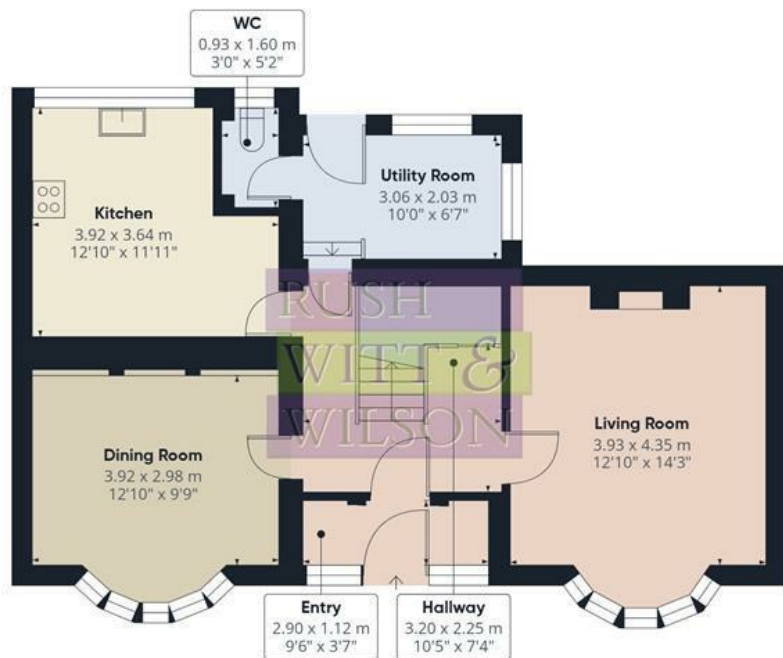
4 Ponswood Road, St. Leonards-On-Sea, East Sussex TN38 9BU
Guide Price £400,000 - £425,000 Freehold

***** Guide Price £400,000 - £425,000 ***** Tucked away in a peaceful cul-de-sac on Ponswood Road, St. Leonards-On-Sea, this well-presented detached family home offers 1,337 sq. ft. of comfortable living space. It features three generous bedrooms, two reception rooms, and a practical layout ideal for modern family life. A bright bay-fronted living room welcomes you in, while the second reception room is perfect for dining or entertaining. The rear kitchen offers ample storage and workspace, complemented by a utility room and downstairs cloakroom. Upstairs, you'll find three well-sized bedrooms, two doubles with built-in wardrobes, a newly fitted shower room, and a separate wc. Outside, the landscaped rear garden boasts a large patio, lawn, mature borders, summerhouse, two sheds, and a heated workshop ideal for a home office or hobby space. To the front of the property, a driveway provides off-road parking for multiple vehicles, adding to the convenience of this lovely family home. With its proximity to Alexandra Park, local shops, schools, and excellent transport links, this property truly represents the perfect family living experience.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

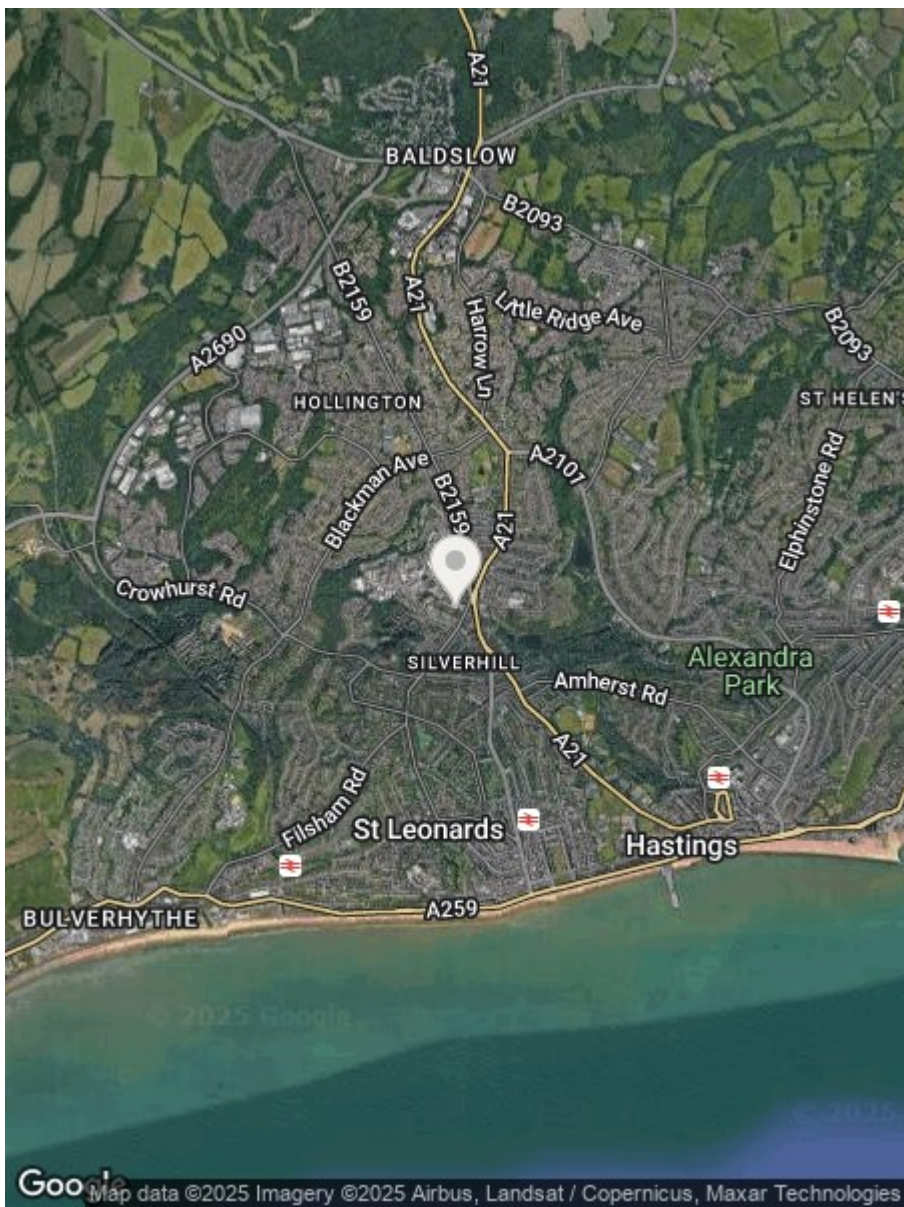
124.3 m²


1337 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.

GIRAFFE 360



| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 62 | 77 |
| England & Wales | | EU Directive 2002/91/EC  |

| Environmental Impact (CO ₂) Rating | | |
|-----------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | |
| | | |
| England & Wales | | EU Directive 2002/91/EC  |

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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