



6 Smithys Close, St. Leonards-On-Sea, TN37 7SU Guide Price £375,000

****Guide Price £375,000 - £400,000****

A versatile five-bedroom link-detached family home, quietly tucked away within a desirable cul-de-sac in the popular Little Ridge area. Offering generous accommodation, modern comforts and excellent family-friendly outside space, this property is ideally suited to those seeking a well-connected yet peaceful home. The property benefits from gas-fired central heating, double glazing, a driveway providing off-road parking, a garage and a good-sized rear garden. Inside, the spacious entrance hall provides access to the downstairs WC and the principal living areas. The lounge flows naturally into the open-plan kitchen/breakfast room, creating a sociable space for everyday family life. Patio doors open directly onto the rear garden, while a separate dining room provides additional flexibility for entertaining or family meals. To the first floor, the landing leads to the master bedroom, complete with an en-suite shower room, four further bedrooms and a main family bathroom. The property is conveniently situated within easy reach of popular schools, local amenities and the Conquest Hospital, making it a practical choice for families. Please contact the owners' agents today to arrange your viewing.

Hallway

8'11 x 2'11 (2.72m x 0.89m)

Living Room

14'5 x 12'6 (4.39m x 3.81m)

Kitchen/Breakfast Room

10' x 15'7 (3.05m x 4.75m)

Dining Room

16'8 x 7'11 (5.08m x 2.41m)

Cloakroom/WC

6' x 2'7 (1.83m x 0.79m)

First Floor**Landing**

9' x 3'7 (2.74m x 1.09m)

Bedroom

10'5 x 13'9 (3.18m x 4.19m)

En-Suite

10'11 x 4' (3.33m x 1.22m)

Bedroom

12'9 x 8'3 (3.89m x 2.51m)

Bedroom

10'1 x 8'11 (3.07m x 2.72m)

Bedroom

9'1 x 7'2 (2.77m x 2.18m)

Bedroom

6'3 x 11'9 (1.91m x 3.58m)

Bathroom

6'3 x 6'6 (1.91m x 1.98m)

Garage

17'9 x 7'10 (5.41m x 2.39m)

Agents Note

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.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

121.3 m²
1306 ft²

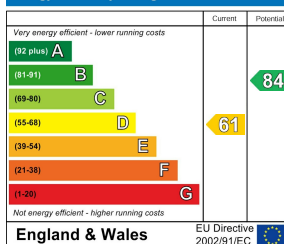
(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

