

3 Larch Close, St. Leonards-On-Sea, TN38 0RZ
Offers In Excess Of £500,000 Freehold

Nestled in the highly sought-after Larch Close, St. Leonards-On-Sea, this attractive four/five-bedroom detached house presents a rare opportunity to acquire a distinguished family home in one of the area's premier cul-de-sacs. This exclusive setting, surrounded by a select number of properties, offers a peaceful and private atmosphere, making it an ideal choice for those seeking a tranquil lifestyle. The property is beautifully presented throughout, featuring spacious and versatile accommodation. Upon entering, you are welcomed by a charming entrance porch that leads into the main entrance hall. The ground floor boasts a convenient downstairs wc, a comfortable living room, a dining room, and a delightful conservatory that invites natural light. The well-appointed kitchen is complemented by a separate utility room, ensuring practicality for family living. Notably, the integral garage has been thoughtfully converted into an adaptable reception room, which has served various purposes over the years, including a games room, study, or additional bedroom. On the first floor, the principal bedroom benefits from its own en-suite shower room, providing a private retreat. Three further bedrooms are generously sized, accompanied by a stylish modern bathroom that caters to family needs. Additional features include gas central heating and double glazing, ensuring comfort throughout the seasons. Outside, the property continues to impress with established gardens that extend to the front, side, and rear. The secluded rear garden offers an inviting space for outdoor dining, relaxation, and entertaining, while the front provides convenient off-road parking. Despite its quiet and exclusive position, this home is conveniently located near well-regarded local schools and bus services that connect to Hastings town centre, where you can access the mainline railway station, seafront, and promenade. Properties in this prestigious cul-de-sac are seldom available








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Floor 0



Floor 1



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Approximate total area(1)

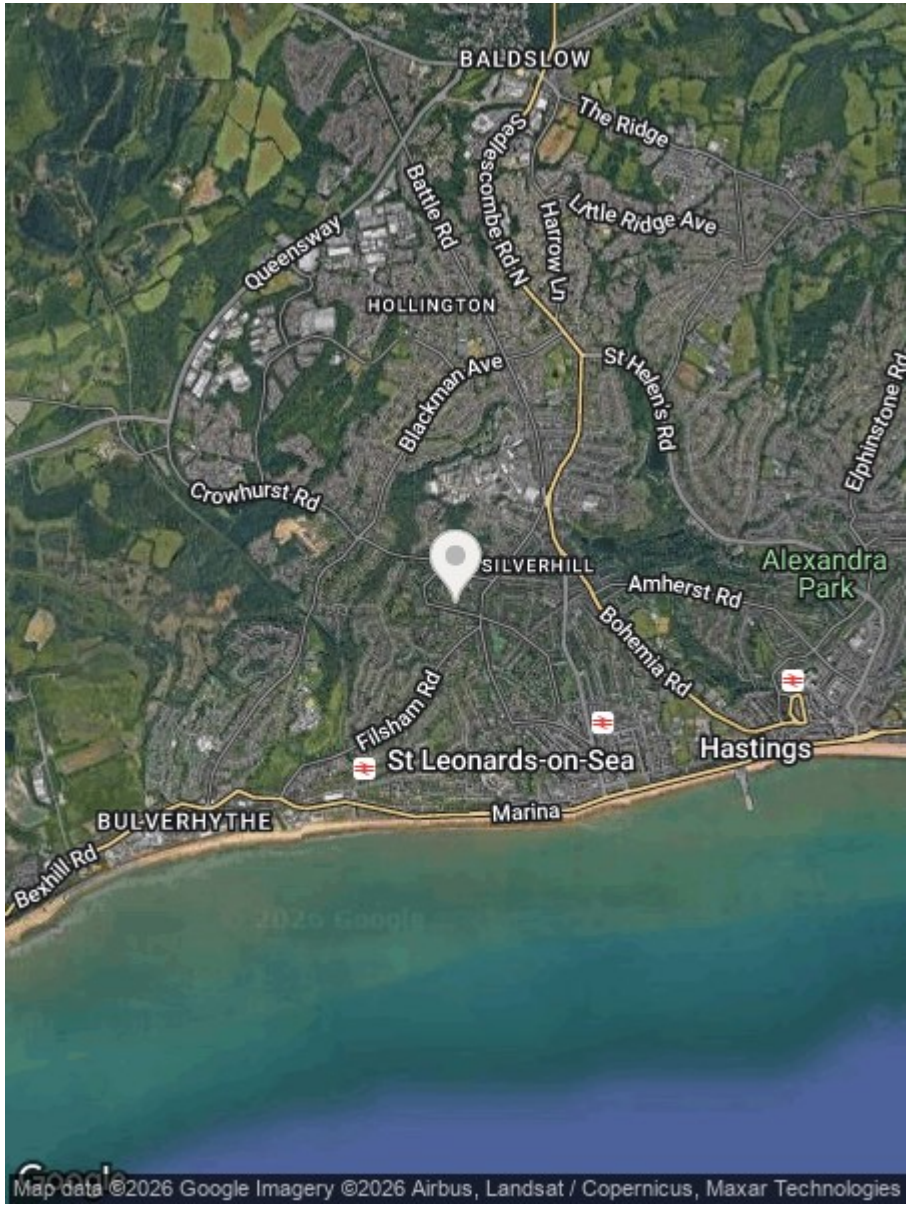
139.4 m²

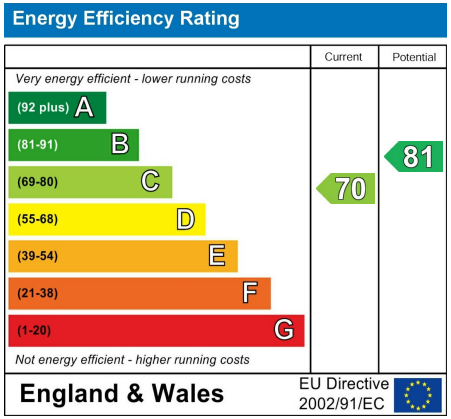
1502 ft²

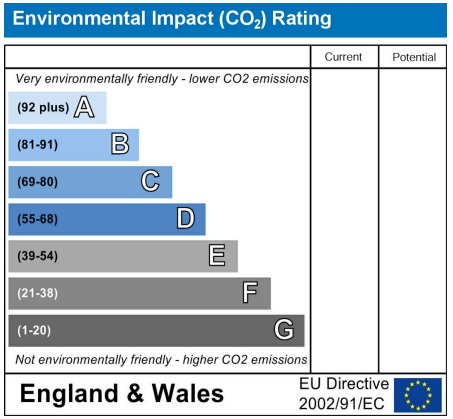
(1) Excluding balconies and terraces

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

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Council Tax Band - E

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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