

**RUSH
WITT &
WILSON**



38 Archery Road, St. Leonards-On-Sea, TN38 0FZ
Offers In Excess Of £425,000 Freehold

Nestled on the charming Archery Road in St. Leonards-On-Sea, this regency style semi-detached house offers a delightful blend of modern living and classic elegance. With four spacious bedrooms, this property is part of a highly sought-after intimate development, making it an ideal family home.

The location is truly enviable, just a short stroll from the picturesque St Leonards Gardens and the stunning seafront promenade. Residents will appreciate the convenience of being close to the vibrant hub of central St Leonards, including Warrior Square railway station, Kings Road, and Norman Road, where a variety of amenities await. Built within the last few years, this home boasts exceptionally well-proportioned, light and airy accommodation spread over three floors. Upon entering, you are greeted by a welcoming entrance hall that leads to a generously sized living room, offering lovely views that extend over St Leonards and out to sea. The ground floor also features a fourth bedroom and a convenient WC. The lower floor is a true highlight, showcasing an impressive open plan kitchen-dining-family room, perfect for entertaining and family gatherings. Bi-fold doors open onto a beautifully landscaped garden, seamlessly blending indoor and outdoor living. Additionally, a separate utility room adds to the practicality of this modern home. On the first floor, you will find three further well-appointed bedrooms and a large family bathroom, ensuring ample space for everyone. The property is equipped with gas fired central heating and double glazing, providing comfort and energy efficiency throughout the year. A block paved drive offers off-road parking for two vehicles side-by-side, adding to the convenience of this splendid residence. In summary, this modern four-bedroom house on Archery Road is a rare find, combining stylish living with a prime location, making it a perfect choice for those seeking a vibrant coastal lifestyle. Shared Ownership is also available.

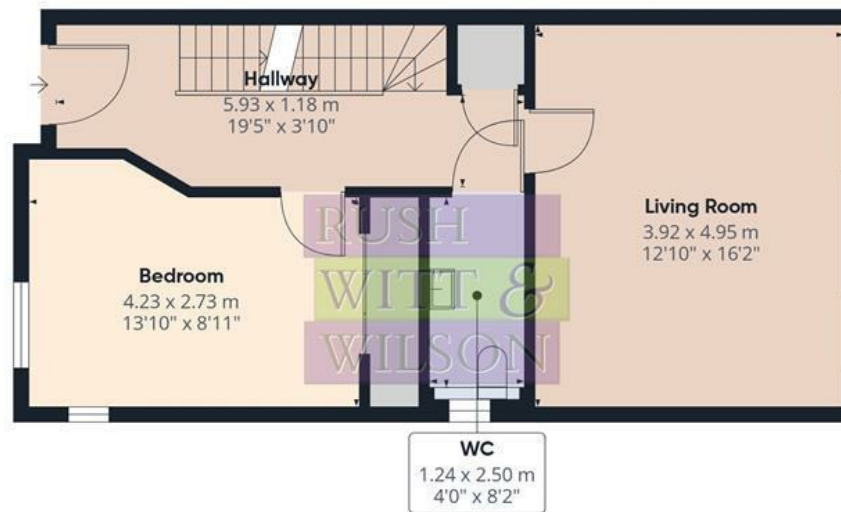








Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

137.6 m²

1483 ft²

Reduced headroom

0.9 m²

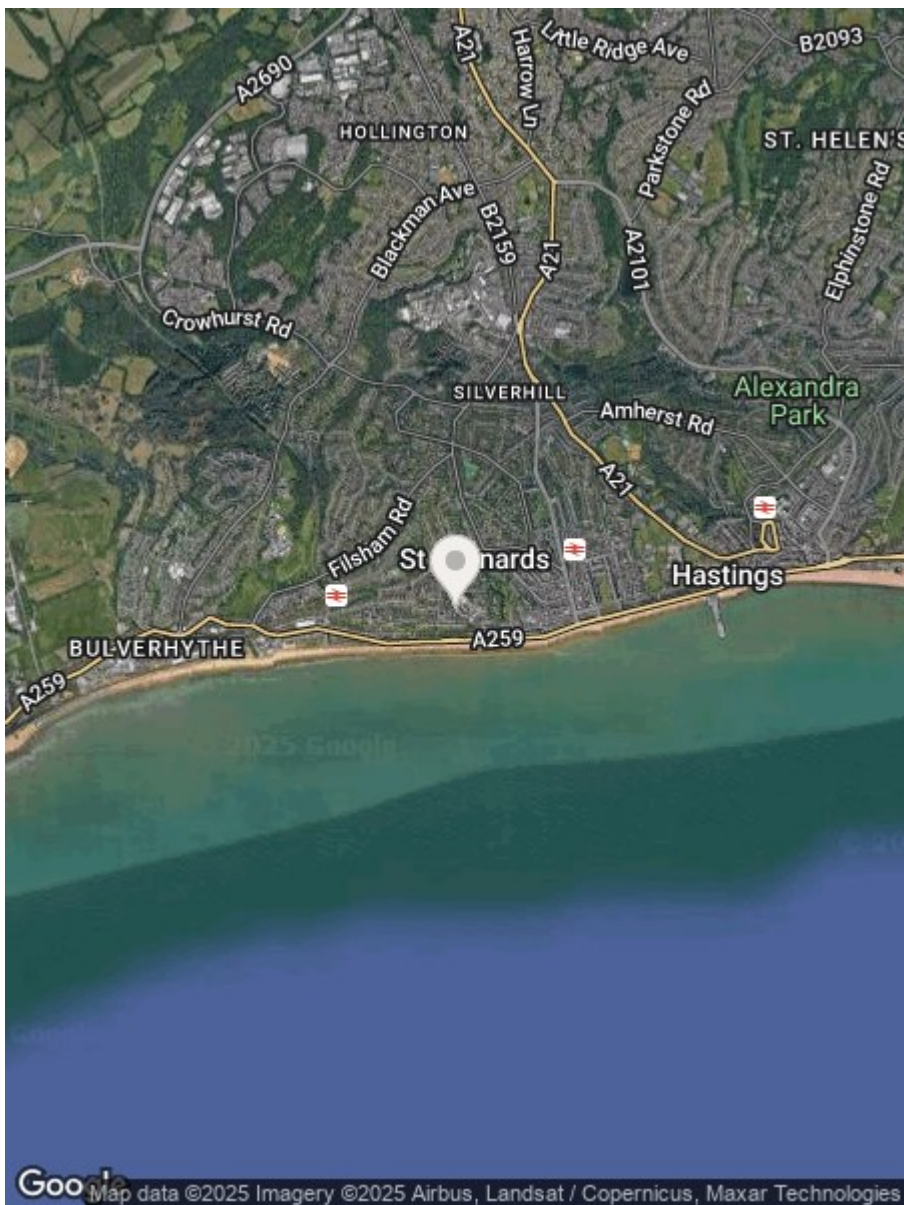
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(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 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 – D

Shared Ownership is available although certain criteria does apply. Maximum Income of £80,000 pa. Confirmed links to to local area (work, schooling, current home etc).

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.

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