

Rollesby, 4 Baldslow Down, St. Leonards-On-Sea, TN37 7NH
Offers In Excess Of £700,000 Freehold

Welcome to Baldslow Down, bordering Westfield, this rarely available detached four bedroom family home offers generous accommodation throughout, a versatile layout and a beautiful, established garden. The property is approached via a driveway providing off-road parking for several vehicles and is presented in good order throughout. Upon entering, the welcoming entrance hall provides access to a useful ground-floor WC and leads through to the kitchen and utility area. The current office was formerly the garage and offers excellent flexibility, with the potential to be converted back into a garage if desired. The living room provides a comfortable space to relax, with an adjoining garden room offering an additional reception area and a lovely connection to the garden beyond. Upstairs, the property boasts four well-proportioned bedrooms, complemented by a main shower room and a separate WC, making it a practical choice for families and those seeking additional space to work from home. One of the standout features of this home is the delightful rear garden. Well established, peaceful and full of character, it provides a wonderful outdoor retreat, complete with a beautiful greenhouse that will appeal to gardening enthusiasts. Combining spacious accommodation, flexible living arrangements, ample parking and a particularly attractive garden, this appealing detached home presents a fantastic opportunity for buyers seeking a property with plenty to offer in a desirable location.








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Floor 0



Floor 1



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Approximate total area(1)

162.1 m²

1743 ft²

Reduced headroom

0.8 m²

8 ft²

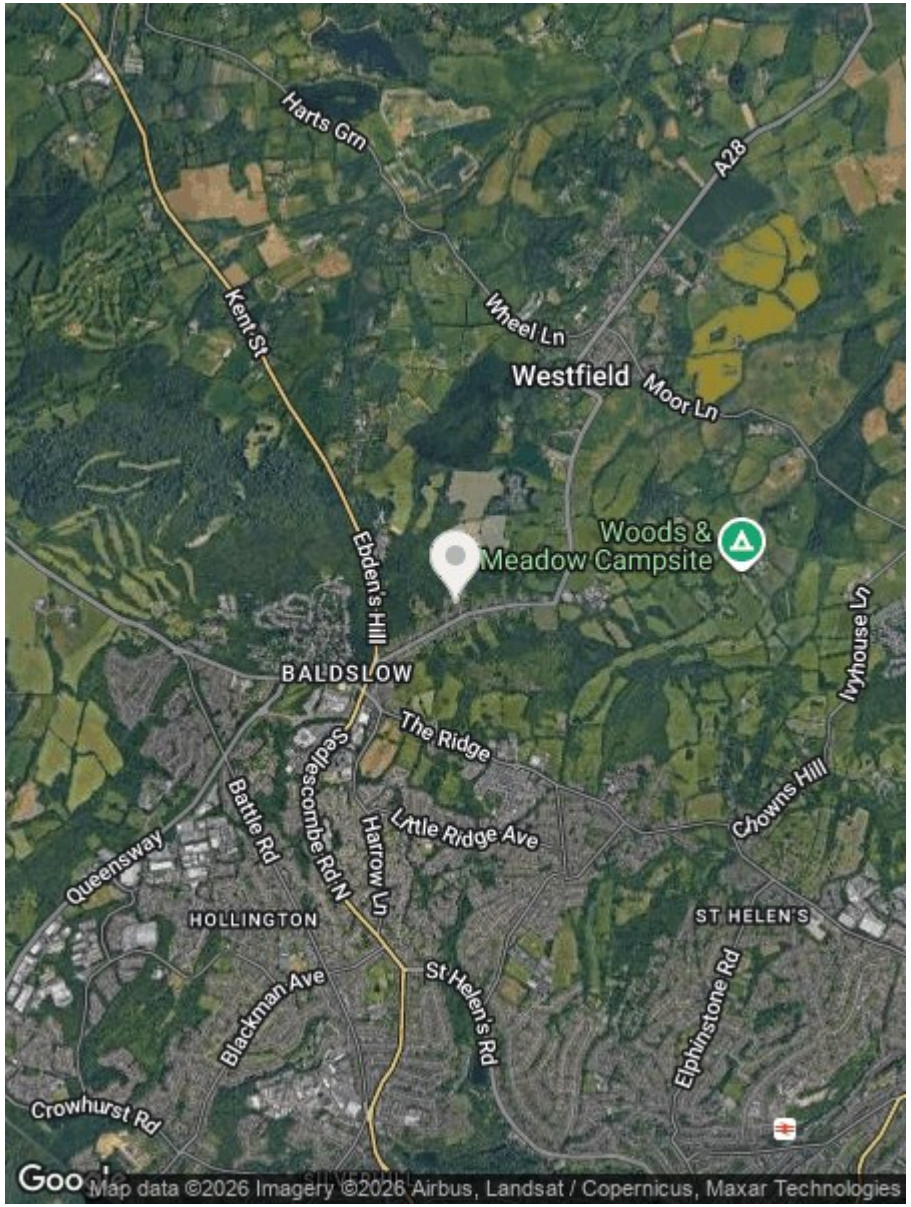
(1) Excluding balconies and terraces

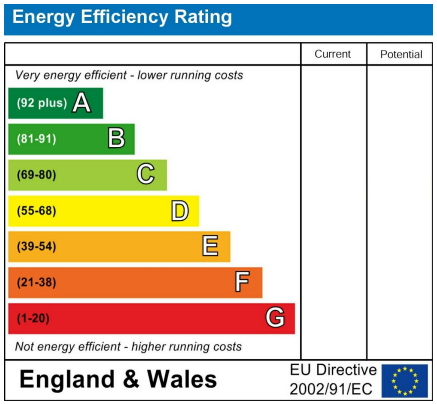
Reduced headroom

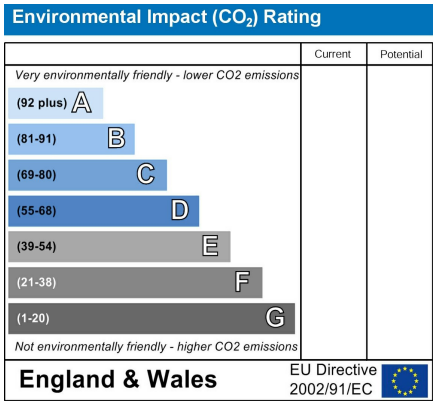
..... Below 1.5 m/5 ft

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

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Council Tax Band - F

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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