







28 Augustus Way, St. Leonards-On-Sea, TN37 7NR

JUST PROPERTY

4 Bedrooms | 2 Receptions | 2 Bathrooms | 1397.00 sq ft

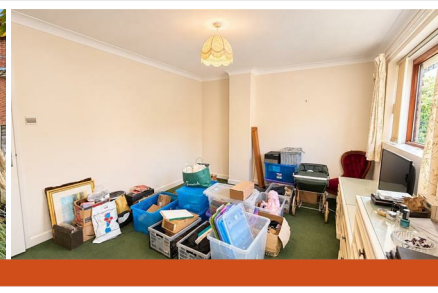
£375,000

Freehold

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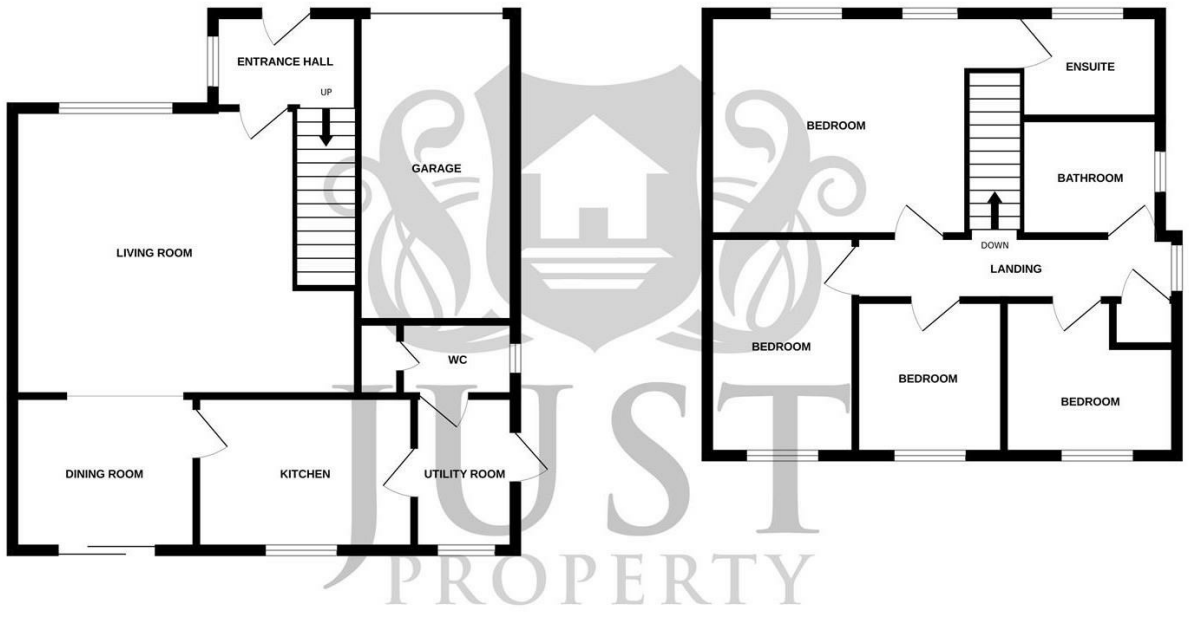


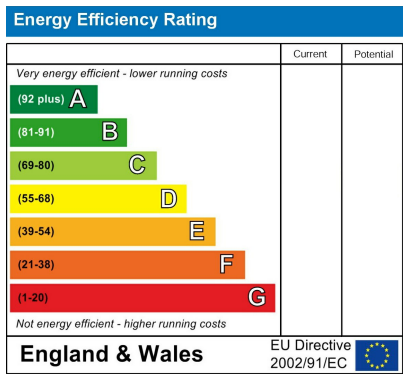
FLOORPLANS

28 Augustus Way, St. Leonards-On-Sea, TN37 7NR

GROUND FLOOR

1ST FLOOR



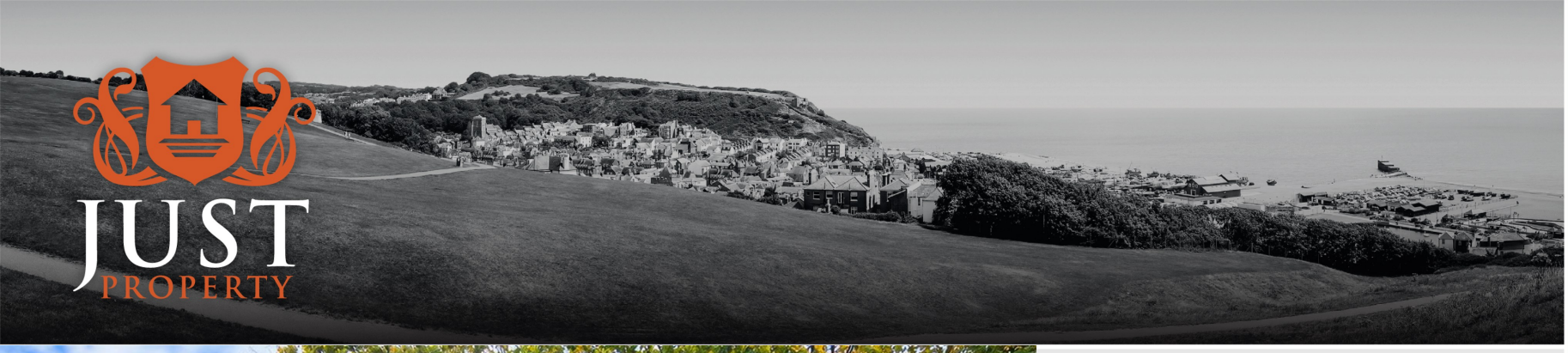


28 AUGUSTUS WAY ST LEONARDS TN37 7NR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Freehold

£375,000

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PROPERTY DETAILS

Just Property are delighted to offer this well-presented detached family home, situated within a sought-after residential close in St Leonards and offered to the market CHAIN FREE.

Arranged over two floors, the accommodation offers excellent flexibility, with the benefit of four bedrooms and two bathrooms. The ground floor comprises an entrance hall, a comfortable living room featuring an attractive open fireplace, separate dining room, fitted kitchen and a very useful utility room and WC.

On the first floor, there are four bedrooms, the principal having an en-suite and a seperate family bathroom, providing plenty of space for growing families or those looking for versatile accommodation.

Outside, the property benefits from and integral garage, off-road parking to the front, together with a well-maintained rear garden, providing a lovely space to relax and enjoy.

Further benefits include gas-fired central heating, double glazing and this is a property that has never been on the marekt since the owners bought it new!!

The location is another real advantage, with popular local schools nearby and regular bus services providing access to Hastings town centre, with its comprehensive range of shops, restaurants, leisure facilities, mainline railway station, seafront and promenade.

FOUR BEDROOMS | TWO BATHROOMS | DETACHED FAMILY HOME | OFF-ROAD PARKING | WELL-MAINTAINED GARDEN | CHAIN FREE

An excellent opportunity to acquire a versatile family home in a popular residential location. Early viewing is strongly recommended.

For further information or to arrange your viewing, please contact Just Property.

ROOM DIMENSIONS

Front Door

Entrance Hallway

Family Living Room
17'7" x 14'9" (5.36 x 4.50)

Dining Area
9'8" x 8'9" (2.95 x 2.67)

Kitchen
11'6" x 8'9" (3.51 x 2.67)

Utility Room
8'2" x 5'1" (2.51 x 1.57)

WC

Stairs To Landing

Bedroom
17'7" x 11'3" (5.36 x 3.45)

En Suite Bathroom
8'9" x 5'6" (2.67 x 1.68)

Bedroom
11'8" x 9'8" (3.58 x 2.95)

Bedroom
8'2" x 7'6" (2.49 x 2.31)

Bedroom
8'2" x 8'2" max (2.49 x 2.49 max)

Family Bathroom

Integral Garage
19'1" x 10'0" (5.82 x 3.05)

Off Road Parking

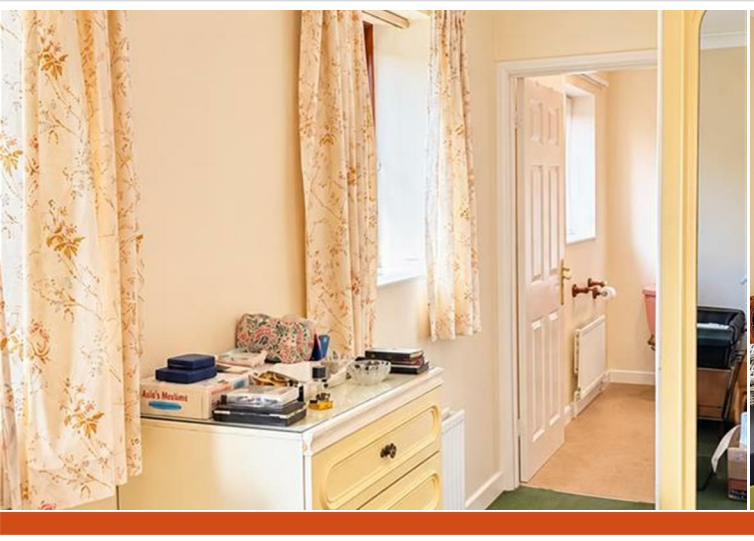
Front Garden

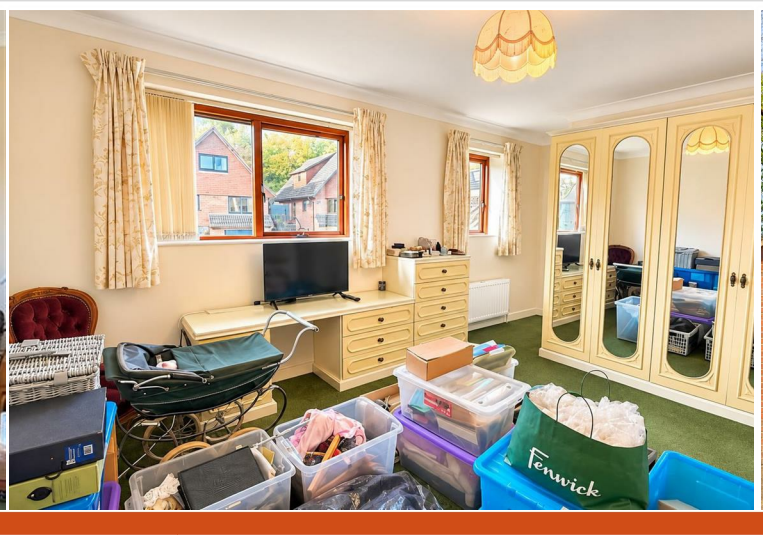
Rear Garden

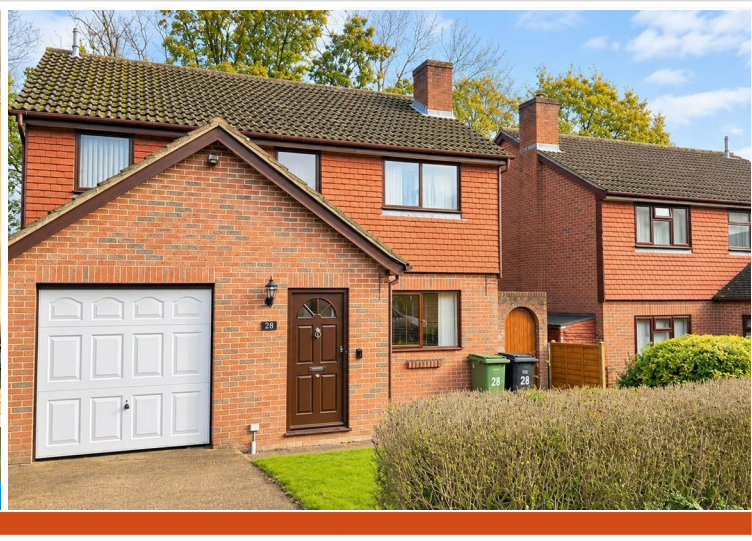
Log Store

FEATURES

- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Sea Views From Rear Bedrooms
- CHAIN FREE
- Attractive Rear Garden
- Useful Utility Room and Ground Floor WC
- Close To Schools, Local Shops and Supermarkets
- Never Been On The Market Before Since Being Built
- Quiet Residential Area







Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.