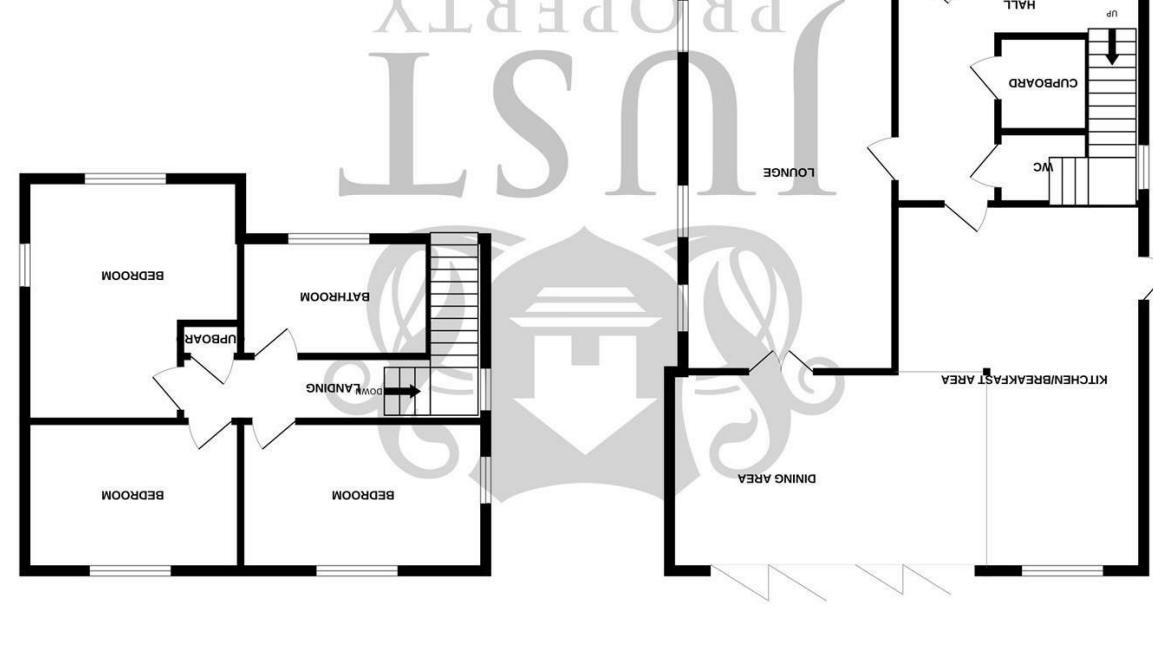
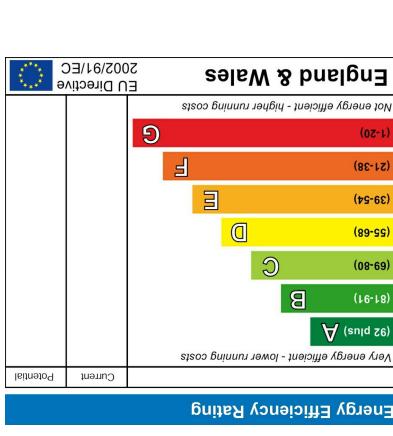


Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurate, descriptive or informative of the specific



1ST FLOOR

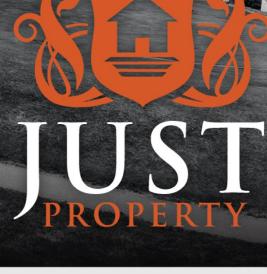
GROUND FLOOR



[www.justproperty.net](http://www.justproperty.net)

53 Ironlatch Avenue, St Leonards On Sea, TN38 9JN

## FLOORPLANS



3 Bedrooms 2 Receptions 1 Bathrooms 1313.00 sq ft

Freehold

£399,950

53 Ironlatch Avenue, St Leonards On Sea, TN38 9JN





£399,950



3 Bedrooms

2 Receptions

1 Bathrooms

1313.00 sq ft

## PROPERTY DETAILS

A beautifully presented and extremely spacious three-bedroom detached family home, situated on the very popular Ironlatch Avenue in St Leonards.

The property is ideally positioned close to well-regarded local schools, shops and transport links, with the towns of Hastings, Bexhill and Eastbourne all easily accessible.

The accommodation has been significantly improved by the current owners and begins with a spacious entrance hallway featuring a useful storage cupboard and ground floor WC. There is a charming family lounge with a wood-burning stove, creating a warm and welcoming atmosphere. The open-plan fitted kitchen and dining area is truly the heart of the home, featuring a breakfast area and bi-fold doors opening onto the rear garden, making it a fantastic space for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms along with a fitted family bathroom.

Externally, the property benefits from an attractive front garden, off-road parking for several vehicles and a useful garage providing additional storage. The rear garden features a patio area and is mainly laid to lawn, offering a safe and enclosed space for families to enjoy.

Please contact the owner's sole agents, Just Property, to arrange a viewing of this very well-presented family home, located in a highly desirable area.



## ROOM DIMENSIONS

Front Door	Front Garden
Hallway	Off Road Parking
WC	Garage
Family Lounge	Rear Garden
Open Plan Kitchen & Dining Area 25'5" x 19'7" max (7.76 x 5.97 max)	
Utility Area	
Stairs To First Floor	
Bedroom 12'9" x 11'5" (3.91 x 3.48)	
Bedroom 11'5" x 7'10" (3.48 x 2.39)	
Bedroom 9'10" x 6'7" (3.02 x 2.01)	
Bathroom	

## FEATURES

- Detached Family Home
- Off Road Parking and Garage
- Stunning Open Plan Kitchen and Dining Area
- Bi-Fold Doors Opening into Garden
- Viewing Highly Recommended
- Three Bedrooms
- Close To Schools, Shops and Transport Links
- Beautifully Presented
- Gas Central Heating and UPVC Double Glazing
- Downstairs WC

