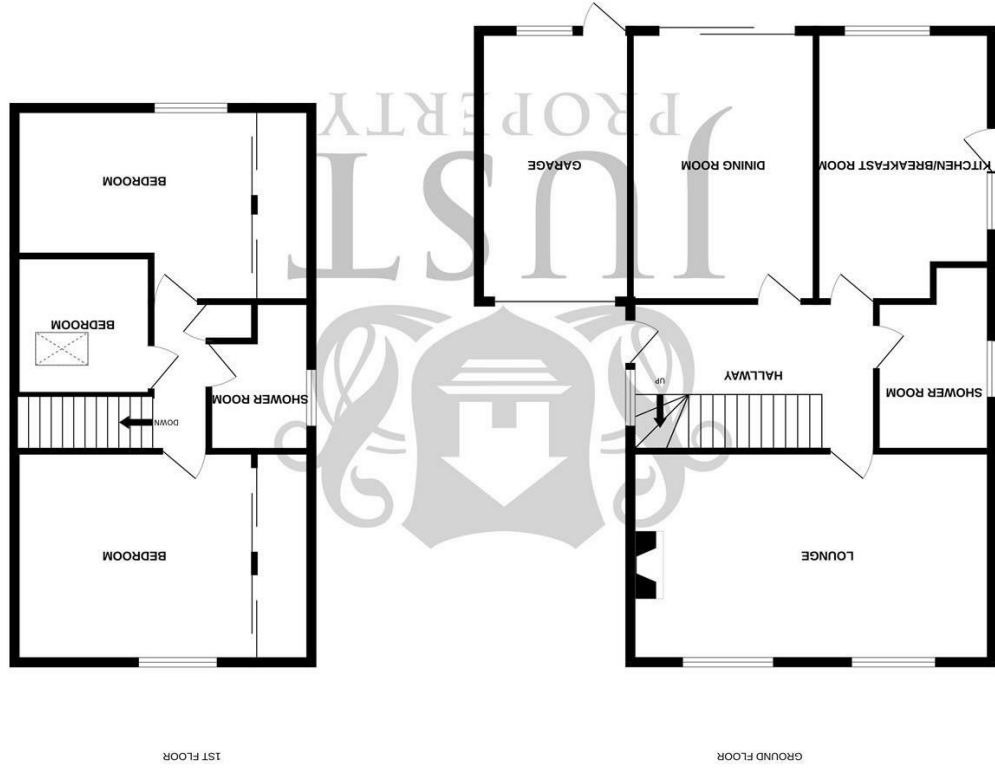


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, fixtures and appliances shown here are not intended to be used as a guide. The floorplans are for illustrative purposes only and should be used as such. Any prospective purchaser, tenant or lessee should verify the accuracy of the floorplans and measurements as to their own satisfaction. The floorplans and measurements shown here are not intended to be used as a guide. The floorplans are for illustrative purposes only and should be used as such. Any prospective purchaser, tenant or lessee should verify the accuracy of the floorplans and measurements as to their own satisfaction. The floorplans and measurements shown here are not intended to be used as a guide.

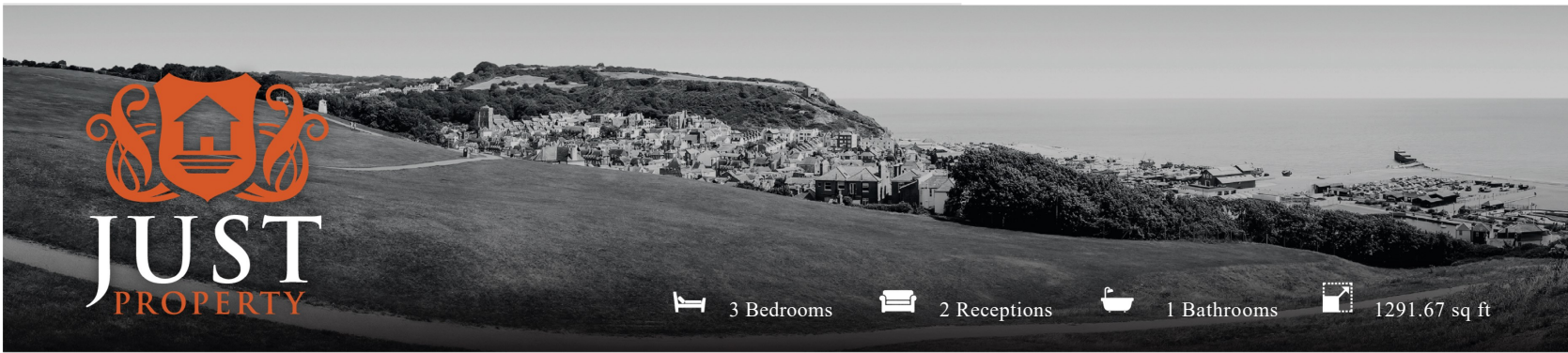
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	67
Potential	85



FLOORPLANS

5 Harting Combe, St. Leonards-On-Sea, TN38 0XQ

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1291.67 sq ft

Freehold

£399,950

5 Harting Combe, St. Leonards-On-Sea, TN38 0XQ





3 Bedrooms 2 Receptions 1 Bathrooms 1291.67 sq ft

PROPERTY DETAILS

Just Property is delighted to present this beautifully maintained and rarely available three-bedroom, two-bathroom detached home, situated in a highly sought-after cul-de-sac in St Leonards.

This fantastic location offers easy access to well-regarded local schools and convenient bus routes to Hastings town centre, where you'll find an excellent selection of shops, the seafront, and the mainline railway station. The nearby towns of Battle, Bexhill, and Eastbourne are also within easy reach.

Stepping inside, you are welcomed by a spacious entrance hallway, leading to a generous family lounge complete with a feature fireplace. The separate dining room, with sliding doors to the rear garden, provides a perfect space for entertaining. The fitted kitchen-breakfast room offers ample storage and workspace, complemented by a useful ground floor shower room and WC.

Upstairs, the first floor boasts two well-proportioned double bedrooms, both with built-in wardrobes, a comfortable third bedroom, and a modern fitted shower room with WC.

Externally, the property benefits from off-road parking for two vehicles, an integral garage with rear garden access, and well-established gardens to the front, side, and rear, featuring mature trees and shrubs that enhance privacy and tranquility.

This chain-free home has been lovingly maintained, featuring double glazing and gas central heating. Amazingly, this is the first time the property has ever been on the market, making it a truly rare opportunity.

Viewing is highly recommended—contact Just Property today!



ROOM DIMENSIONS

Front Door

Hallway
13'11" (4.26)

Dining Room
16'0" x 10'11" (4.89 x 3.35)

Kitchen / Breakfast Room
16'0" x 9'10" (4.88 x 3.01)

Shower Room / WC

Family Lounge
16'0" x 9'10" (4.88 x 3.01)

Stairs To Landing

Bedroom
13'8" x 11'7" (4.18 x 3.54)

Built In Wardrobes

Bedroom
12'0" x 11'10" (3.67 x 3.63)

Built in Wardrobes

Bedroom
7'11" x 7'2" (2.42 x 2.19)

Shower Room / WC

Garage

Off Road Parking

Front Garden

Rear and Side Gardens

Summer House

FEATURES

- CHAIN FREE
- Three Bedrooms
- Quiet Cul-De-Sac Position
- Two Reception Rooms
- Two Shower Rooms
- Fitted Kitchen / Breakfast Room
- Garage and Off Road Parking
- Detached Property
- Near To Shops and Bus Routes
- Never Been Marketed Before

