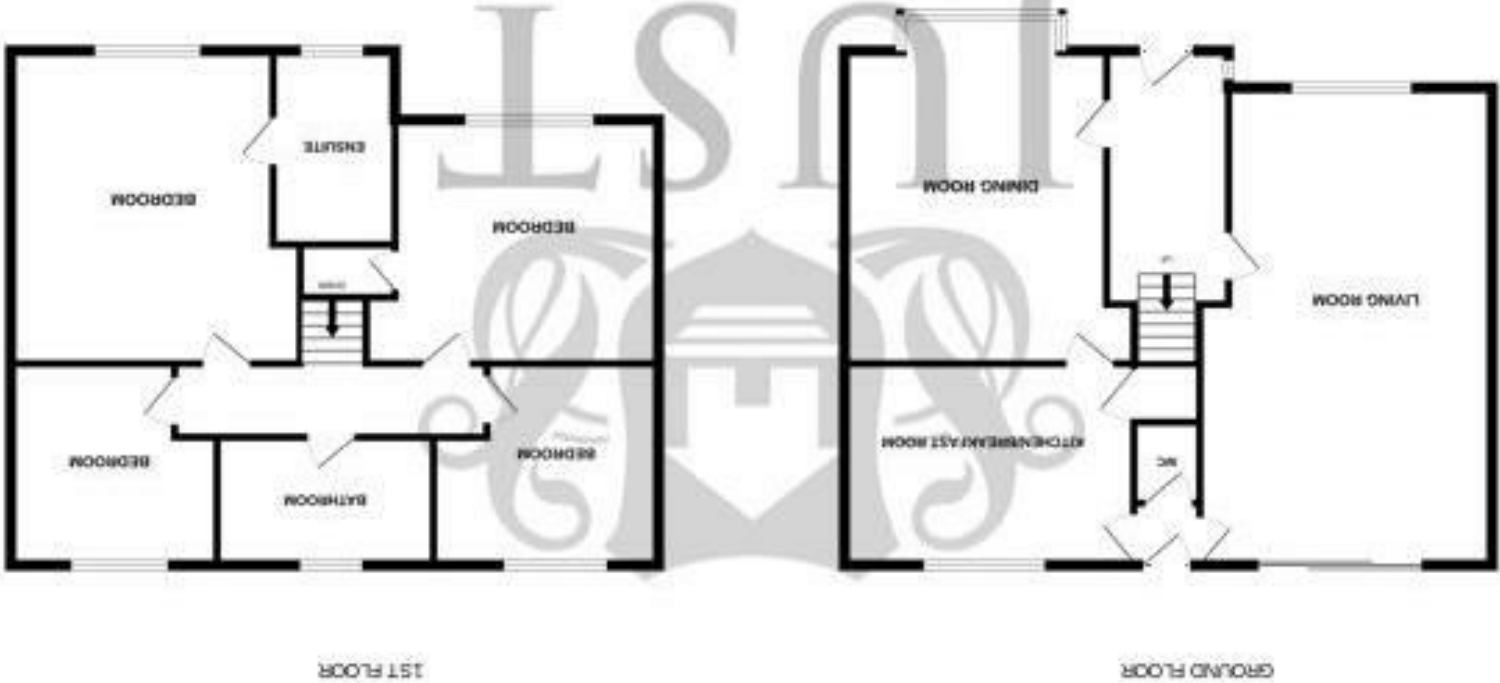




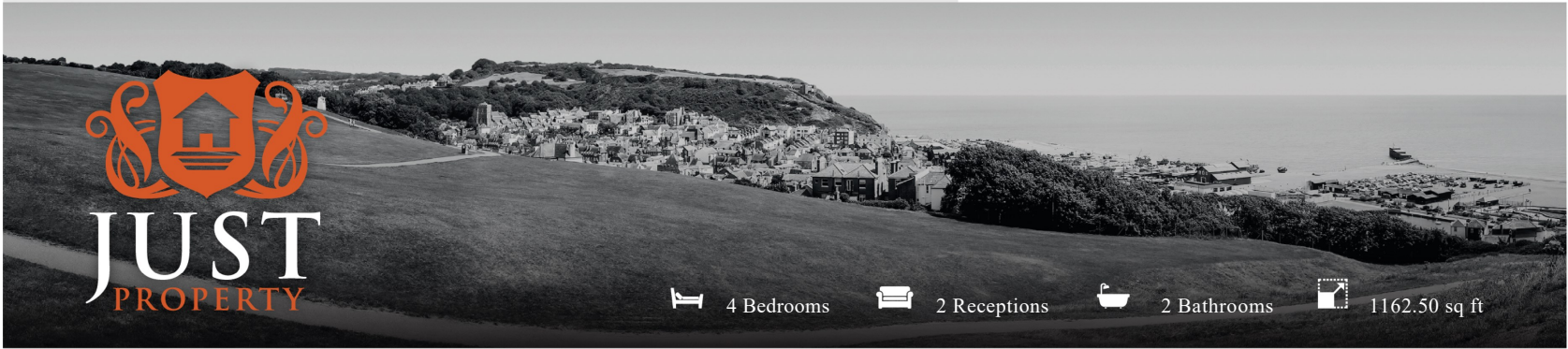
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
	Current	Potential
Not energy efficient - higher running costs	G	A
	(1-20)	(92 plus)
	F	B
	(21-30)	(81-91)
	E	C
	(31-40)	(69-80)
	D	C
	(41-50)	(55-68)
Decent energy efficient - lower running costs	C	B
	(51-60)	(69-80)
Very energy efficient - lower running costs	B	A
	(61-80)	(92 plus)
72		
82		



21 Copper Beeches, St. Leonards-On-Sea, TN37 7RR

FLOORPLANS

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1162.50 sq ft

21 Copper Beeches, St. Leonards-On-Sea, TN37 7RR

Freehold

£440,000





Freehold

£440,000



4 Bedrooms



2 Receptions



2 Bathrooms



1162.50 sq ft

PROPERTY DETAILS

Welcome to this charming four-bedroom detached family home located in the highly desirable area of Copper Beeches. Spanning an impressive 1,163 square feet, this property offers ample space for family living and entertaining, which is being offered CHAIN FREE.

Upon entering, you will find two inviting reception rooms that provide a perfect setting for relaxation and social gatherings. The well-appointed kitchen is designed for both functionality and style, making it a delightful space for culinary pursuits. The home features two modern bathrooms (One En-Suite), ensuring convenience for the entire family. Also benefitting from a downstairs WC.

The property boasts a large south facing rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. This expansive outdoor space is perfect for children to play and for hosting summer barbecues with friends and family.

Parking is a breeze with space for up to four vehicles, including a garage (or workshop) and off-road parking, providing both security and ease of access. The family-oriented area is known for its friendly community and proximity to local amenities, making it an excellent choice for those seeking a welcoming neighbourhood.

This delightful home in Copper Beeches is not just a property; it is a place where memories can be made. With its spacious layout, beautiful garden, and convenient location, it is an opportunity not to be missed. We invite you to come and experience the charm of this wonderful family home for yourself. There is gas central heating throughout, and the fire in the lounge is bioethanol.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all there is to offer in person.

Council Tax Band - E



ROOM DIMENSIONS

Covered Porch

Entrance Hallway

Living Room
21'9" x 9'6" (6.65 x 2.92)

W.C

Kitchen
12'7" x 9'3" (3.84 x 2.84)

Dining Room
12'4" x 10'2" (3.76 x 3.12)

First Floor Landing

Bedroom 1
11'10" x 10'7" (3.61 x 3.23)

Bedroom 2
9'8" x 8'5" (2.95 x 2.57)

Bedroom 3
9'10" x 8'2" (3.00 x 2.51)

Master Bedroom With En-Suite
14'11" x 8'5" (4.57 x 2.57)

Family Bathroom
7'1" x 6'0" (2.18 x 1.83)

Garage
21'7" x 14'7" (6.60 x 4.45)

Rear Garden

FEATURES

- Detached Family Home
- Four Bedrooms, With One En-Suite
- Family Bathroom & Downstairs Cloakroom
- Integral Garage (or Work Shop) & Side Access
- Off Road Parking For Numerous Vehicles
- Highly Desirable Family Orientated Location
- Enclosed Rear Garden, Enjoys The Sun (South Facing Garden)
- High Specification & Recently Renovated Throughout
- Close Proximity To Shops & Amenities
- Council Tax Band - E



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.