

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	85
Potential	93



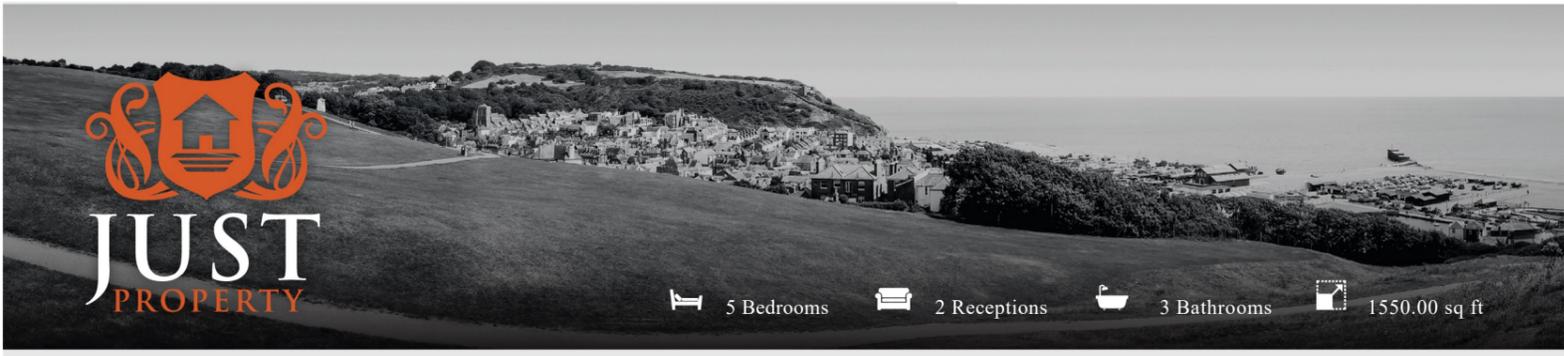
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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. Made with Metropix ©2025



FLOORPLANS

2a Fern Road, St. Leonards-On-Sea, TN38 0UH

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5 Bedrooms 2 Receptions 3 Bathrooms 1550.00 sq ft

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Freehold

£435,000





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PROPERTY DETAILS

Step inside this exceptional five-bedroom family home in one of West St Leonards' most sought-after developments! With 5½ years remaining on the New Build Insurance Scheme, this property combines modern luxury, style, and peace of mind. Boasting four spacious floors, a beautifully landscaped garden, and premium finishes throughout, it's the perfect home for families who want space, comfort, and convenience all under one roof.

Spanning four impressive floors, this home has been designed with modern family life in mind. The ground floor welcomes you with a spacious entrance hall, a versatile double bedroom (ideal as a home office), and a sleek contemporary shower room.

The first floor is the heart of the home. A newly fitted luxury kitchen, complete with integrated fridge freezer, washing machine, dishwasher, oven, and hob, flows seamlessly into the open-plan lounge and dining area. Engineered oak flooring runs throughout, and two sets of double doors open onto a stunning landscaped rear garden featuring a premium Indian sandstone patio—perfect for entertaining or relaxing. As a semi-detached home, there is side access to the garden, adding practical convenience.

The second floor offers three generous bedrooms and a stylish family bathroom finished with Mandarin Stone tiling. At the very top, the main bedroom provides a private retreat with en-suite shower room (also Mandarin Stone) and ample built-in storage.

Additional highlights include television and internet access points in every room, zonal heating, a private garage, and off-road parking. The tiered garden provides a beautiful and practical outdoor space for families of all ages.

This is a rare opportunity to own a high-spec, family-friendly home in a prime location. Don't miss your chance—book a viewing today!



ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hall	9'4" x 6'5" (2.87m x 1.96m)
Study / Bedroom	Bathroom
12'5" x 8'2" (3.81m x 2.49m)	Stairs To Third Floor Landing
Shower Room	Bedroom
Stairs To First Floor Landing	14'7" x 12'7" (4.47m x 3.84m)
Open Plan Kitchen / Living Room	En Suite
28'8" max x 14'11" max (8.76m max x 4.55m max)	Storage Room
Dining Room	Garage
19'3" x 8'9" (5.89m x 2.67m)	18'4" x 9'3" (5.59m x 2.82m)
Stairs To Second Floor Landing	Off Road Parking
Bedroom	Side Access
13'3" x 8'0" (4.04m x 2.44m)	Landscaped Rear Garden
Bedroom	Patio Area
9'4" x 8'0" (2.87m x 2.44m)	

FEATURES

- Open Plan Kitchen-Dining-Family Room
- Five Bedrooms
- Nearly New Semi-Detached Townhouse
- Garage & Off Road Parking
- Ground Floor Shower Room & Bedroom
- Private Rear Landscaped Garden
- Modern Kitchen Appliances
- Efficient Zonal Heating
- 5.5 Years Remaining Of New Build Insurance
- Great Area of St Leonards Close To Schools and Amenities

