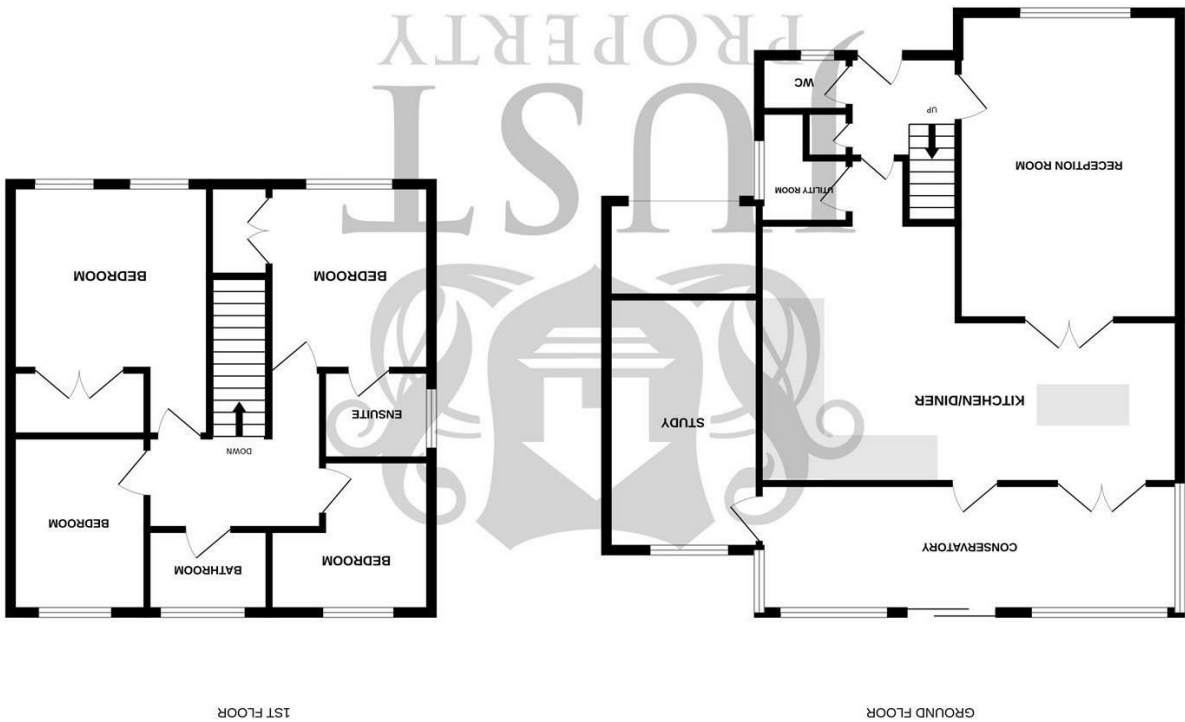




While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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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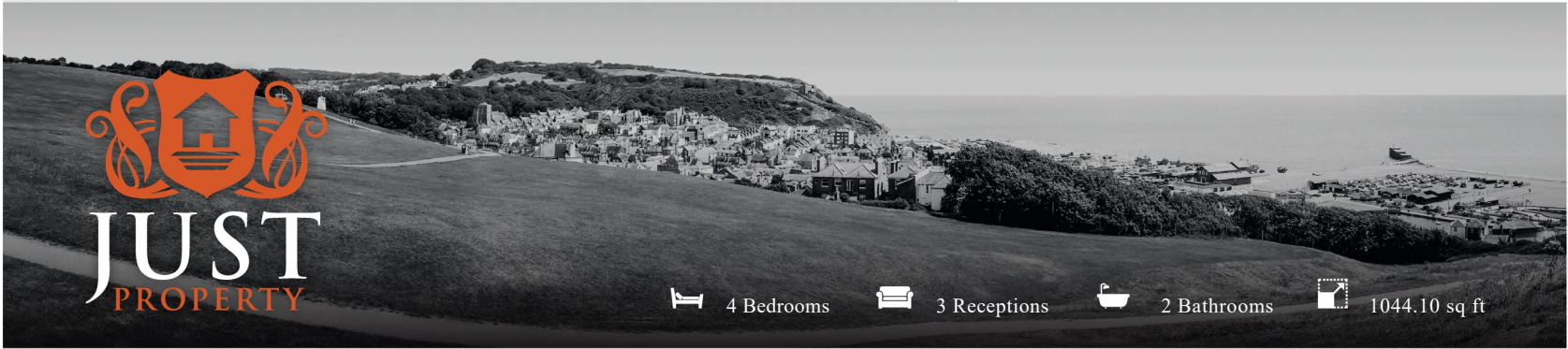
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	75	85
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



14, Newts Way, St. Leonards-On-Sea, TN38 9TH

FLOORPLANS

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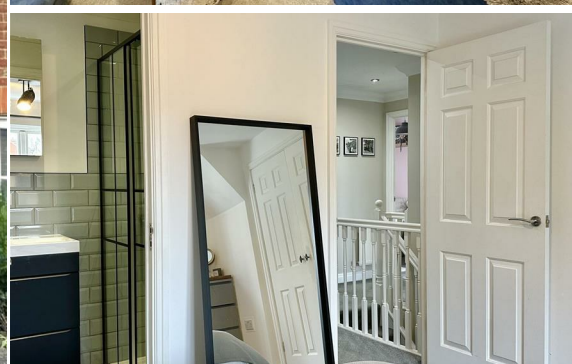


4 Bedrooms 3 Receptions 2 Bathrooms 1044.10 sq ft

14, Newts Way, St. Leonards-On-Sea, TN38 9TH

Freehold

£475,000





Freehold

£475,000

4 Bedrooms 3 Receptions 2 Bathrooms 1044.10 sq ft

PROPERTY DETAILS

OFFERS IN EXCESS OF £475,000

Located within the quiet setting of Newts Way, St. Leonards-On-Sea, this stunning four-bedroom detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,044 square feet, the property has been recently renovated and is immaculately presented throughout, making it an ideal choice for families or those seeking a peaceful retreat.

Upon entering, you will find three different spacious reception rooms that provide ample space for relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The property boasts four generously sized bedrooms, providing plenty of room for family members or guests. Additionally, there are two modern bathrooms (One En-Suite), thoughtfully designed to cater to the needs of a busy household.

One of the standout features of this home is the mature rear garden, which offers a serene outdoor space for gardening, play, or simply enjoying the fresh air. The garden is a perfect spot for summer barbecues or quiet evenings.

For those with vehicles, the property includes parking for up to three cars, ensuring convenience for residents and visitors alike. The quiet location enhances the appeal, providing a peaceful environment while still being within easy reach of local amenities and transport links.

This delightful detached house on Newts Way is a rare find, combining modern comforts with a charming setting. It is a must-see for anyone looking to make a new home in St. Leonards-On-Sea.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this wonderful home has to offer in person.



ROOM DIMENSIONS

Off Road Parking Spaces To The Front

Property Front Door

Entrance Hall

Downstairs W.C

Storage

Lounge
16'4" x 11'1" (4.98 x 3.38)

Open Plan Lounge / Kitchen
24'5" x 9'0" (7.452 x 2.747)

Utility Room

Conservatory
24'2" x 9'6" (7.39 x 2.90)

Extra Room To The Rear / Study

Stairs Up To First Floor

Landing

Bedroom
10'5" x 10'0" (3.18 x 3.05)

Bedroom
10'2" x 6'3" (3.10 x 1.91)

Master Bedroom With En-Suite
11'3" x 11'1" (3.45 x 3.40)

Bedroom
10'5" x 7'4" (3.18 x 2.24)

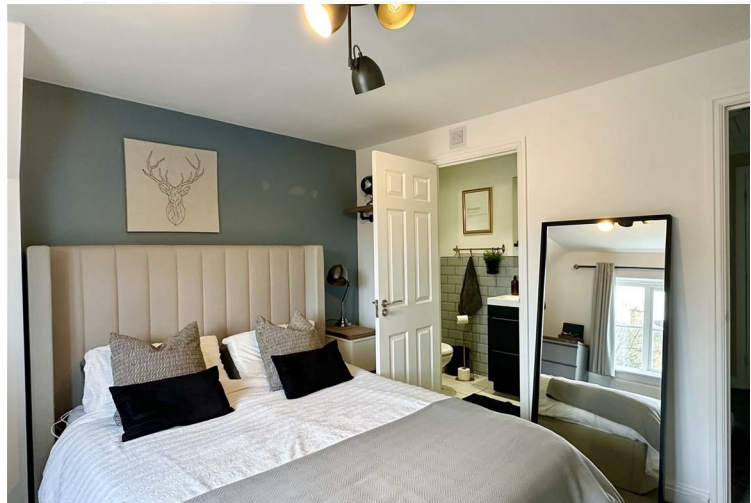
Front Garden

Rear Garden

Garage Space To The Front

FEATURES

- Four Bedroom Detached Family Home
- Recently Renovated Throughout
- Family Bathroom & En-Suite
- Quiet & Desirable Location
- Large Rooms & Open Plan Living
- Conservatory To The Rear
- Private & Mature Garden
- Off Road Parking For Numerous Cars
- Call Just Property To Arrange Access
- 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.