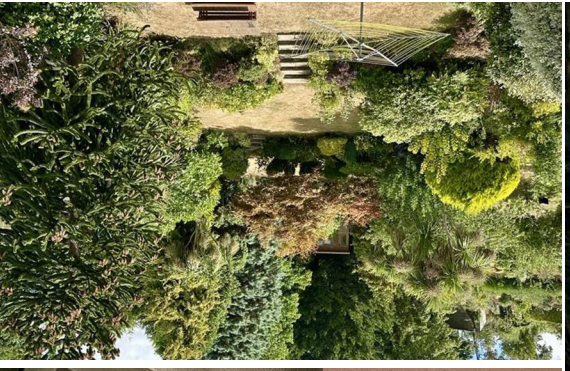








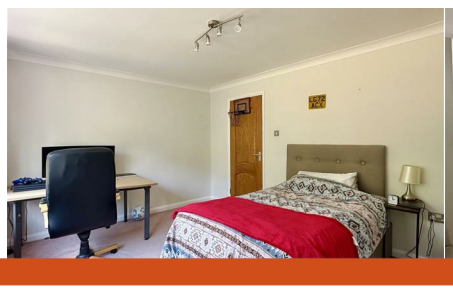
Lakeside 111 Vale Road, St Leonards On Sea, TN37 6PX



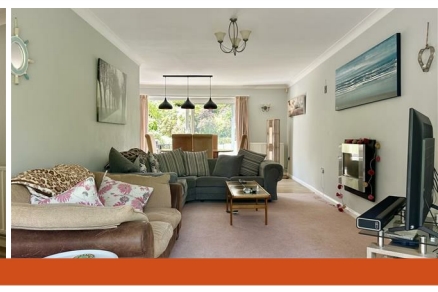
£625,000

Freehold

www.justproperty.net





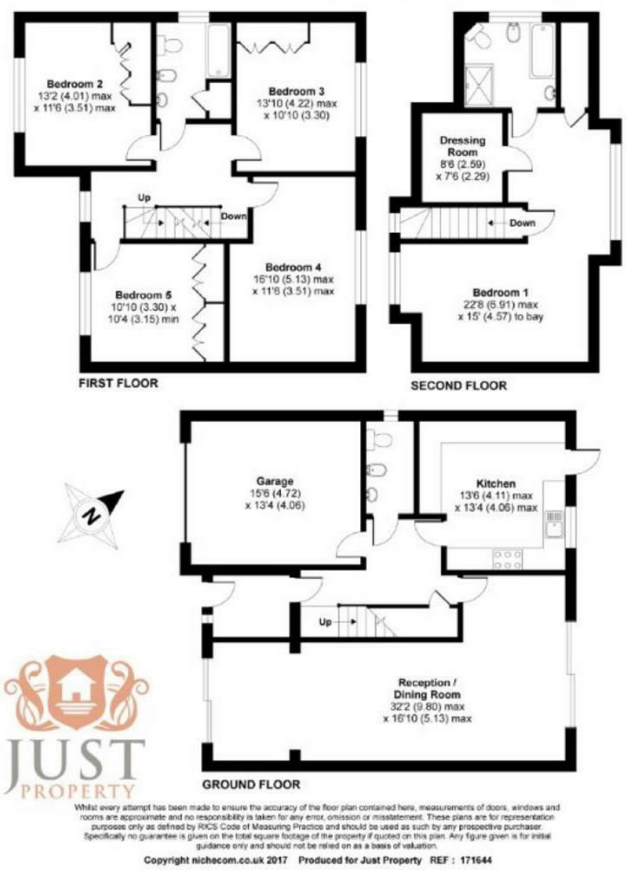


FLOORPLANS

Lakeside 111 Vale Road, St Leonards On Sea, TN37 6PX

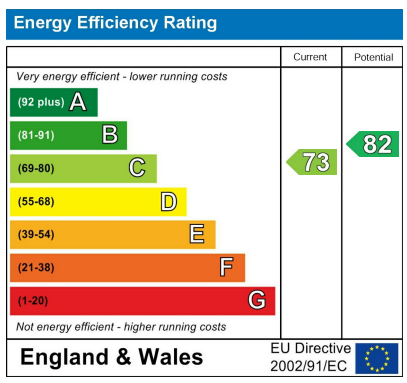
Vale Road, St. Leonards-on-Sea, TN37

APPROX. GROSS INTERNAL FLOOR AREA 2343 SQ FT 217.6 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Freehold

£625,000









5 Bedrooms | 1 Receptions | 2 Bathrooms | 1840.64 sq ft

PROPERTY DETAILS

An exceptionally well presented five bedroom detached family house, situated in one of the most favoured locations in St Leonards towards the end of this sought after Cul-de-Sac which adjoins Alexandra Park as well as being close to local amenities in Silverhill, schools and local bus routes.

The property provides accommodation arranged over three floors to include a downstairs cloakroom, a 32'0 x 16'10 L-shaped sitting room/diner with patio doors onto the rear garden and a 13'7 x 13'4 fitted kitchen/breakfast room. To the first floor there are four double bedrooms (built-in wardrobes to three of them) and a family bathroom/w.c. The main bedroom takes up all of the second floor with an impressive 22'8 x 16'10 L-shaped bedroom and dressing area with a walk-in wardrobe.

In addition there is a gated entrance with a driveway providing off road parking for several vehicles, an integral double garage and a front garden. The very large rear gardens are a particular feature with an enclosed paved patio area, tiered areas of lawn and an insulated summer house with cladding & guttering to fill water butt. Further benefits include gas fired central heating and electric underfloor heating in the kitchen controlled by a wall mounted programmer. There is also double glazing and mains connected smoke alarm. Viewing is considered essential to secure a property in this very desirable location.

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

Council Tax Band - E

ROOM DIMENSIONS

Off Road Parking For Numerous Vehicles

Integral Double Garage
16'2" x 13'1" (4.95 x 4.01)

Entrance Porch
7'8" x 5'4" (2.36 x 1.65)

Downstairs Cloakroom
8'9" x 4'3" (2.69 x 1.32)

Sitting Room / Dining Room
31'11" z 16'9" (9.75 z 5.13)

Kitchen / Breakfast Room
13'6" x 13'3" (4.14 x 4.06)

First Floor Galleried Landing

Bedroom Two
16'9" x 11'5" (5.13 x 3.48)

Bedroom Three
13'1" x 11'6" (4.01 x 3.53)

Bedroom Four
13'10" x 10'11" (4.22 x 3.33)

Bedroom Five
10'9" x10'4" (3.28 x3.15)

Family Bathroom / W.C
8'9" x 6'9" (2.67 x 2.06)

Second Floor Landing

Bedroom One
16'9" x 22'8" max (5.13 x 6.91 max)

En-Suite Bath/ Shower Room
8'3" x 7'10" (2.54 x 2.41)

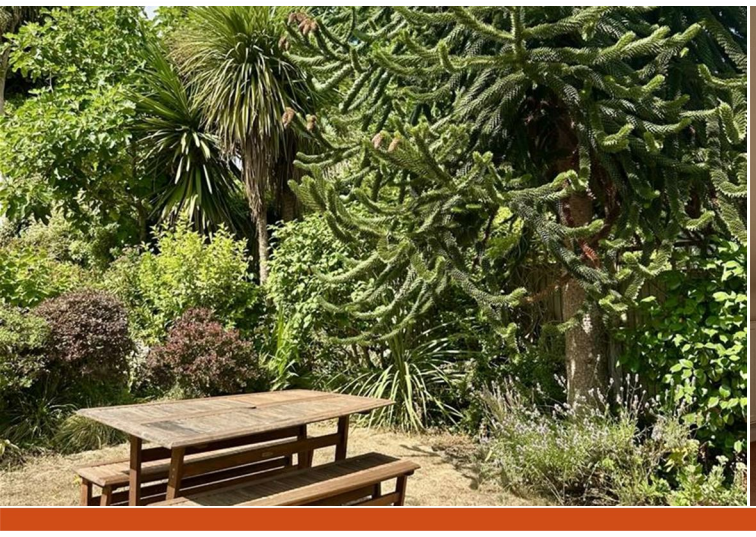
Walk In Wardrobe
8'2" x 7'4" (2.49 x 2.24)

Front Garden / Gated Entrance

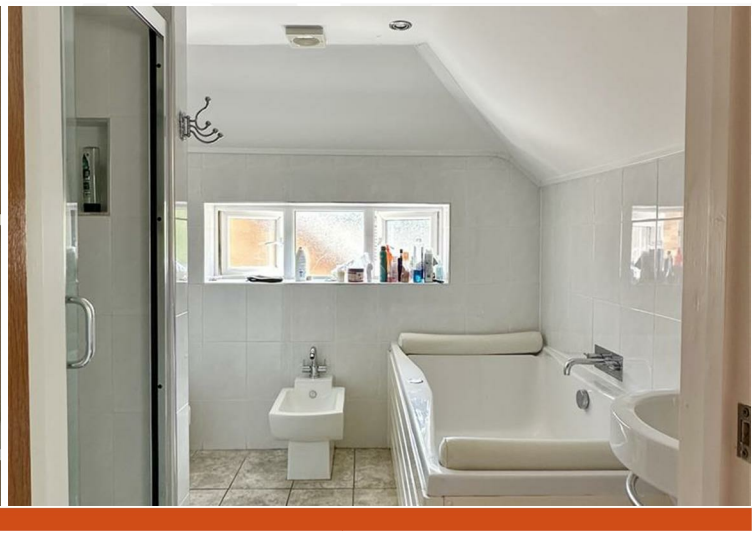
Mature Rear Gardens, Secluded Feel Throughout

FEATURES

- Detached Family Home
- Five Double Bedrooms
- Quiet & Desirable Location
- 32'0 x 16'10 Lounge / Diner
- En-Suite & Family Bathrooms
- Stunning Landscaped Rear Garden
- Set On The Outskirts To Alexandra Park
- Double Garage & Abundance Of Parking
- Viewing Considered Essential
- Call Just Property For Further Information







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.