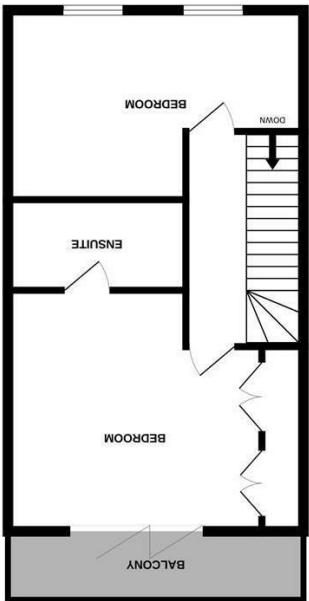
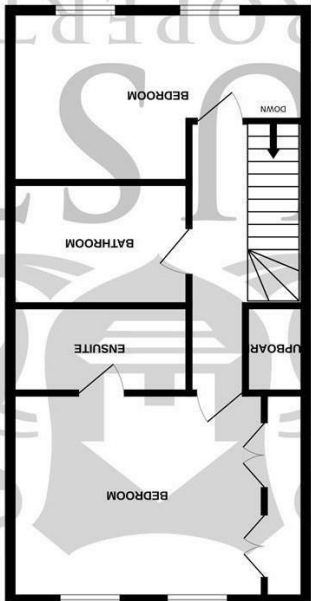




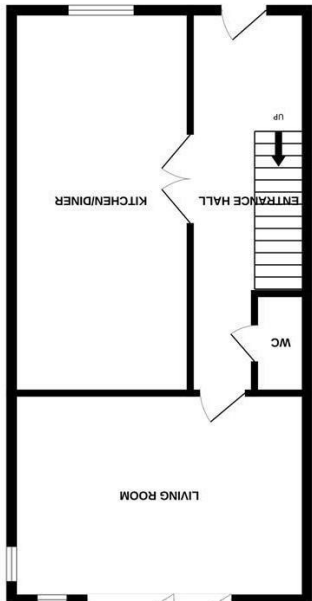
Energy Efficiency Rating	
Current	Potential
85	93
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Very energy efficient - lower running costs	



2ND FLOOR



1ST FLOOR



GROUND FLOOR

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 error, 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.

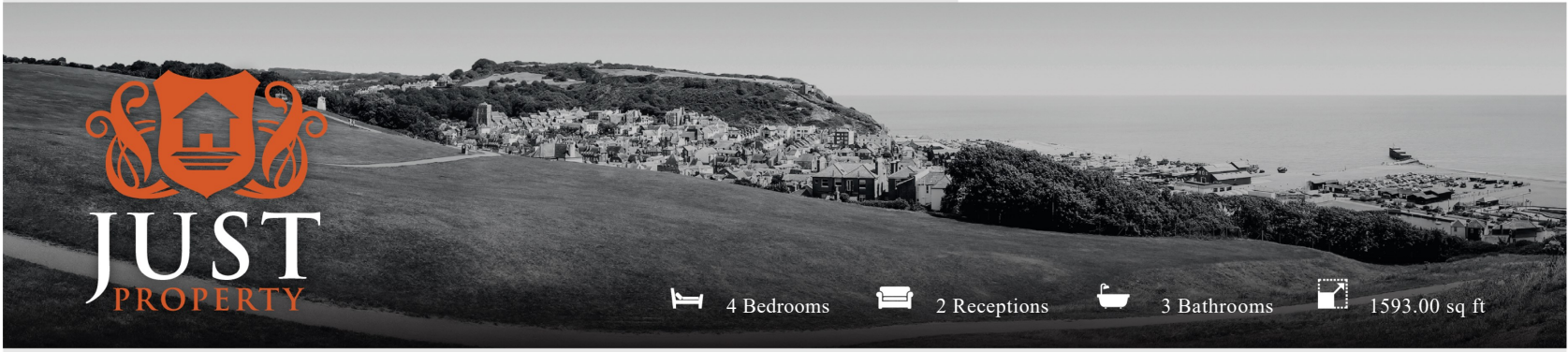
Made with Metropix ©2023



6 Archery Road, St. Leonards-On-Sea, TN38 0FZ

FLOORPLANS

www.justproperty.net



6 Archery Road, St. Leonards-On-Sea, TN38 0FZ

Freehold

£575,000





Freehold

£575,000

4 Bedrooms 2 Receptions 3 Bathrooms 1593.00 sq ft

PROPERTY DETAILS

CHAIN FREE

Just Property are delighted to present this outstanding and beautifully appointed modern townhouse, forming part of an exclusive and thoughtfully designed development in the heart of a historic conservation area. Perfectly positioned just moments from the seafront, the mainline railway station with direct links to London and Brighton, and the picturesque St Leonards Gardens, this home offers the very best of coastal living.

Arranged over three spacious floors, the property combines high-specification fittings with contemporary styling, offering four generously sized bedrooms. The stunning principal bedroom boasts an en-suite and private balcony, while a second en-suite serves a first-floor bedroom, complemented by a stylish family bathroom.

The ground floor is equally impressive, featuring an elegant entrance hall, a modern kitchen/dining room with integrated appliances, a bright and spacious living room with bi-fold doors opening directly onto the garden, and a convenient cloakroom/WC.

Further highlights include gas central heating, double glazing, premium finishes throughout, and the remainder of a 10-year new-build warranty, ensuring peace of mind.

Externally, the property enjoys a private rear garden, two allocated parking spaces, and additional visitor parking close by.

This exceptional home perfectly combines modern comfort with a prime coastal setting. Early viewing is strongly recommended to fully appreciate all that this property has to offer. Please contact Just Property for further information or to arrange your viewing.



ROOM DIMENSIONS

Front Door	Bath / Shower Room
Hallway	9'3" x 7'1" (2.82 x 2.18)
19'9" x 6'0" (6.02 x 1.83)	Stairs To Second Floor
Fitted Kitchen / Dining Area	Bedroom
22'4" x 10'0" (6.83 x 3.07)	14'6" x 13'8" (4.42 x 4.19)
WC	En Suite
6'0" x 2'5" (1.85 x 0.76)	18'3" x 4'9" (5.57 x 1.45)
Family Living Room	Balcony
16'4" x 11'3" (4.98 x 3.45)	16'4" x 4'0" (5.00 x 1.24)
Stairs To Landing	Enclosed Rear Garden
Bedroom	Two Allocated Parking Spaces
13'10" x 11'5" (4.22 x 3.48)	
En Suite	
8'5" x 4'9" (2.59 x 1.45)	
Bedroom	
16'4" x 9'1" (4.98 x 2.79)	

FEATURES

- Recently Built Three Storey Regency Style Townhouse
- Four Bedrooms
- Three Bathrooms
- Great Family Sized Kitchen and Dining Area
- Landscaped Mediterranean Style Rear Garden
- Two Allocated Parking Spaces
- Living Room with Bi-Fold Doors To Outside
- Moments From Seafront and Promenade
- Fantastic Decorative Condition
- Remainder Of 10 Year New Build Warranty



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.