



Moloney
COUNTRY PROPERTY



34 ARCHERY ROAD ST. LEONARDS ON SEA

34 ARCHERY ROAD, ST. LEONARDS - ON - SEA, EAST SUSSEX. TN38 0FZ

A RECENTLY BUILT, REGENCY STYLE 4 BED HOME LOCATED WITHIN WALKING DISTANCE OF THE SEAFRONT. OFFERING EXCEPTIONALLY SPACIOUS, LIGHT AND AIRY ACCOMMODATION ARRANGED OVER THREE FLOORS, INCLUDING A GOOD SIZE SITTING ROOM WITH SEA VIEWS, AN IMPRESSIVE OPEN PLAN KITCHEN/DINING/FAMILY WITH BIFOLD DOORS OUT TO THE REAR GARDEN AND SEPARATE UTILITY ROOM, ALONG WITH 4 BEDROOMS & BATH/SHOWER ROOM. 2 OFF ROAD PARKING SPACES, LOW MAINTENANCE REAR GARDEN.

ACCOMMODATION LIST: GROUND FLOOR: ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DOUBLE BEDROOM. LOWER GROUND FLOOR: HALL, KITCHEN/DINING/FAMILY ROOM, UTILITY ROOM. FIRST FLOOR: LANDING, 3 BEDROOMS, BATHROOM. OFF ROAD PARKING FOR 2 CARS TO THE FRONT, REAR COURTYARD GARDEN. GFCH.



Composite front door with inset glazed panels to:

ENTRANCE HALL: Stairs with painted balustrade to the first floor and the lower ground floor. Inset mat, cloaks hooks. Matching doors to all rooms. Storage cupboard.

CLOAKROOM: Obscured glazed sash window to the side. Fitted with white suite comprising WC & small pedestal hand basin with tiled splashback. Wood effect floor. Extractor, mirror.

SITTING ROOM: Twin sash windows enjoying sea views to the rear. TV point, BT point.

BEDROOM: Sash window to the front, matching window to side. Large double doored wardrobe cupboard with hanging rail and shelves. Mirror.

LOWER GROUND FLOOR:

HALL: Matching doors to both rooms. Wood effect floor. Ample storage space.

GUIDE PRICE £495,000



KITCHEN/DINING/FAMILY ROOM: Double aspect with sash window to the side & bifold doors leading out to the rear garden. Fitted with white high gloss range of U-shaped base and wall units with laminate square edge worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Integrated Bosch fridge with matching freezer below, integrated Bosch dishwasher. Bosch 4 ring gas hob with matching fan assisted oven below & stainless steel splashback with Bosch chimney style extractor above. Matching wood effect floor. TV point. Space for dining table and sofa.



UTILITY ROOM: Fitted with white high gloss base unit & matching eye level cupboard with square edged laminate worktop over, inset with single bowl, single drainer, stainless steel sink unit. Plumbing for washing machine and space for further appliance. Vaillant Ecotec gas fired boiler. Matching wood effect floor. Extractor.

From the hallway stairs to:

FIRST FLOOR LANDING: Matching doors to all rooms. Large, shelved storage cupboard.

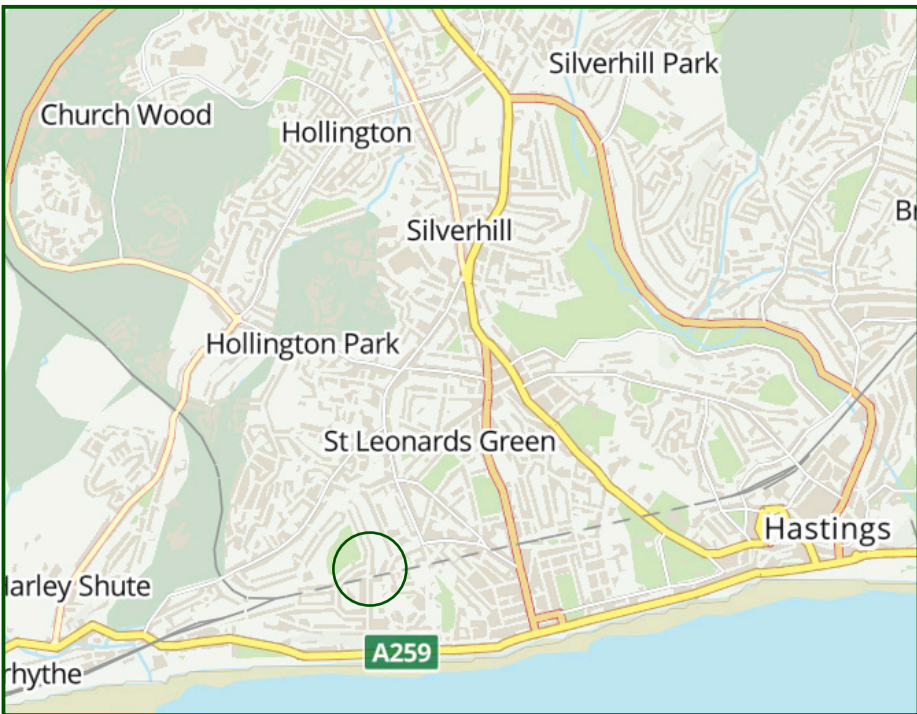
BEDROOM: Twin sash windows to the front, matching window to side. Loft hatch. Large double doored wardrobe cupboard with hanging rails and shelves. TV point.



BEDROOM: Sash window to the rear enjoying sea views, matching window to side. TV point.

BEDROOM. Sash window to the rear enjoying sea views. TV point.

BATH AND SHOWER ROOM: Obscure glazed sash window to side. Fitted with white suite comprising WC, pedestal hand basin & panelled bath with telephone shower over, glass shower screen to side, set into tiled surround. Part tiled walls, mirror with light/shaver point over the basin. Wood effect floor. Chrome ladder style heated towel rail.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

OUTSIDE: The property is approached from the road over a block paved driveway, providing parking for 2 vehicles. Steps and path to the side give access to the rear. The rear courtyard garden is fully enclosed with high level wooden fencing, mainly paved with central slate covered area and raised sleeper edged beds. Storage shed and further second storage unit.

SERVICES: All mains services are connected. Gas central heating

EPC RATING: 'B'

LOCAL AUTHORITY: Hastings Borough Council

COUNCIL TAX BAND: 'D'

TENURE: Leasehold (Balance of 125 years-dated April 2021)

GROUND RENT: T.B.C.

Agents Note: The property is also offered for sale on a S'hared Ownership Scheme' subject to qualifying conditions. Details on request.

TRANSPORT LINKS: Ideally positioned for the commuter is St. Leonards Warrior Square & Hastings Station providing services to London Bridge, Waterloo, Charing Cross and Cannon Street or via Rye to Ashford.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Traveling south towards Hastings on the A21, at the traffic lights continue onto Sedlescombe Rd South. Turn right into Pevensey Rd, follow the road turning right into Highland Gardens then right again into Archery Rd, No 34 will be found on the left.

What3Words (Location): [///shin.shout.kinks](https://www.what3words.com/shin.shout.kinks)

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

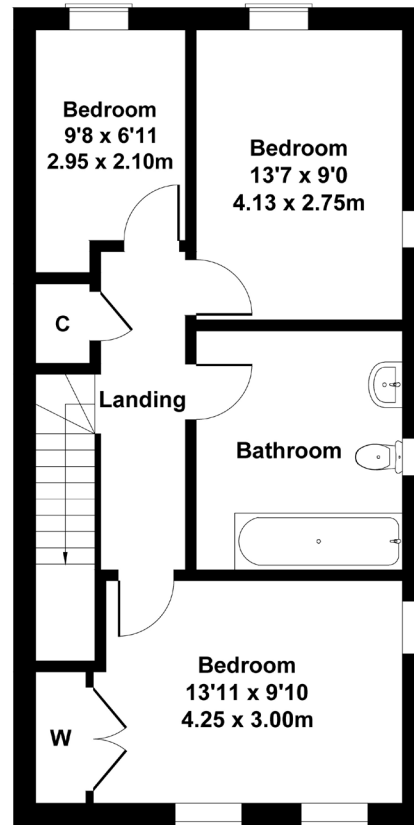
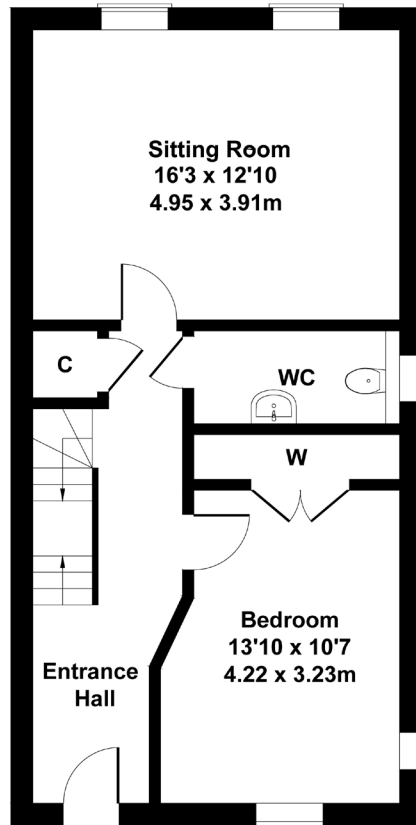
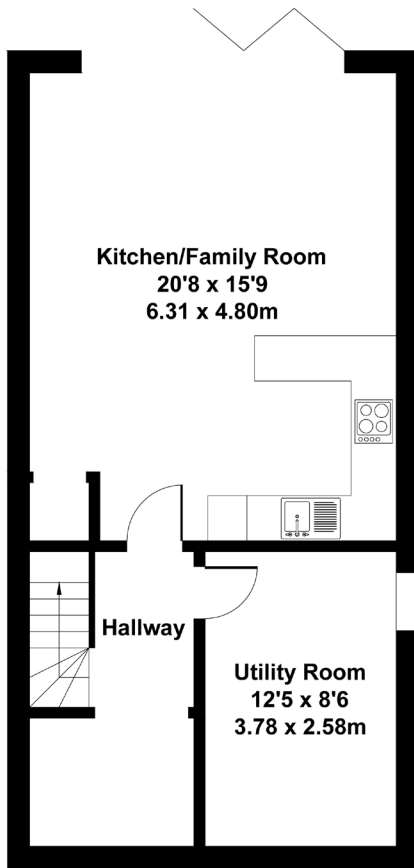
MOLONEYCOUNTRYPROPERTY.COM

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TELEPHONE: 01797 253000 or 01580 212828

34 Archery Road

Approximate Gross Internal Area
1668 sq ft - 155 sq m



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not to Scale.
For Illustrative Purposes Only.

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