



## 34 Ironlatch Avenue, St. Leonards-On-Sea, TN38 9JN

A THREE BEDROOM BAY FRONTED DETACHED BUNGALOW BACKING ONTO WOODLAND WALKS IN THIS POPULAR ST LEONARDS LOCATION CLOSE TO LOCAL BUS SERVICES, AMENITIES, ST LEONARDS SEAFRONT, COOMBE VALLEY COUNTRYSIDE PARK AS WELL AS TESCO SUPERSTORE AND ACCESS TO THE CONQUEST HOSPITAL & THE A21 CONNECTING TO LONDON.

The property has remained in the same family for over 40 years and provides comfortable living accommodation to include a 19ft hallway, a 26'3 x 12'5 max lounge/dining room across the rear elevation overlooking and leading to the rear gardens and there is a fitted kitchen with built-in larder. Both bedrooms one and three are dual aspect and there is a modern wet room/w.c as well as a separate w.c.

In addition there is a 50ft block paved driveway providing off road parking which leads to the garage and a particular feature of the property are the 60ft x 45ft established gardens which back onto woodland, ideal for those that enjoy walks or have a dog.

Further benefits include gas fired central heating (new boiler in 2022), double glazing, parquet flooring and the property is to be sold CHAIN FREE. Viewing is recommended and strictly by appointment with Sole agent, Charles & Co.

Price £385,000



## 34 Ironlatch Avenue, St. Leonards-On-Sea, TN38 9JN



- Three Bedroom Detached Bungalow
- Popular St Leonards Location
- Backing onto Woodland Walks
- 26'3 x 12'5 max Lounge/Diner
- Kitchen with Built-in Larder
- Bay Fronted Main Bedroom
- Wet Room & Separate W.C
- 50ft Driveway & Garage
- 60ft x 45ft Established Gardens
- To Be Sold CHAIN FREE

### Entrance Porch

### Entrance Hallway

### Lounge/Dining Room

26'3 x 12'5 max (8.00m x 3.78m max)

### Kitchen

9'10 x 8'9 (3.00m x 2.67m)

### Bedroom One

15'10 into bay x 11'5 (4.83m into bay x 3.48m)

### Bedroom Two

11'5 x 9'5 (3.48m x 2.87m)

### Bedroom Three

9'11 x 7'4 (3.02m x 2.24m)

### Wet Room/W.C

7'10 x 4'10 (2.39m x 1.47m)

### Separate W.C

### Outside

### Front Garden

### Driveway

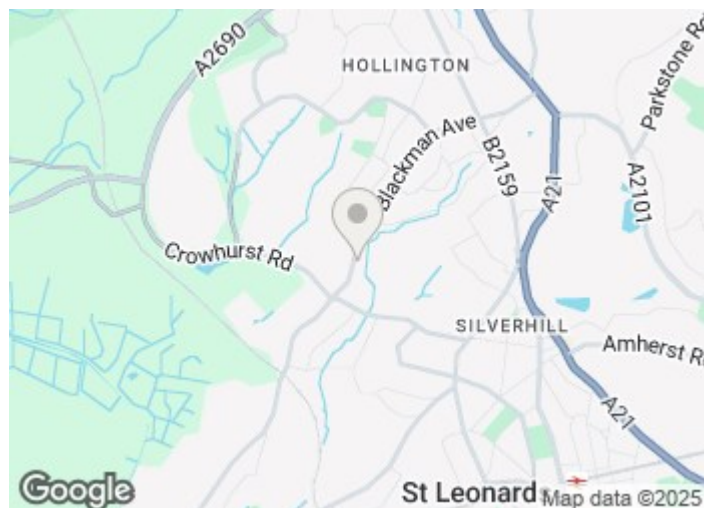
50'0 (15.24m)

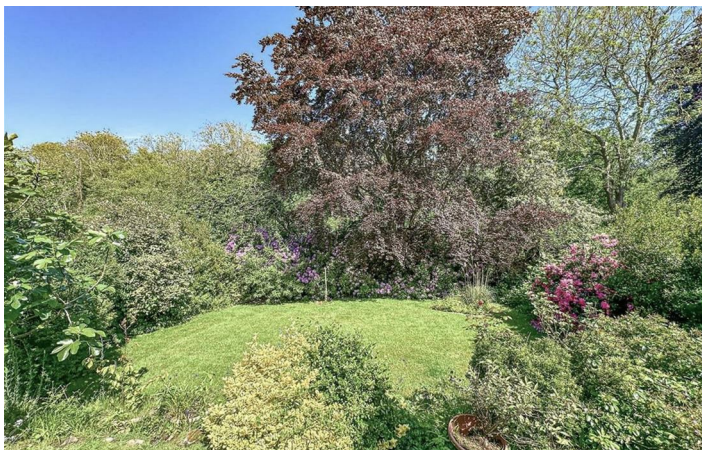
### Garage

15'6 x 7'9 (4.72m x 2.36m)

### Rear Garden

60'0 x 45'0 (18.29m x 13.72m)







Floor Plan

GROUND FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.  
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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC