


**12 Robsack Avenue, St. Leonards-On-Sea, TN38 9SJ**
**Offers In The Region Of £395,000 Freehold**

**This attractive modern detached home on Robsack Avenue offers an excellent blend of contemporary style, spacious accommodation and comfortable family living. Beautifully presented and thoughtfully improved, this property is perfectly suited to families and professionals seeking a home ready to move straight into. Upon entering, you are welcomed by two generous reception rooms, providing excellent versatility for both everyday family life and entertaining. The heart of the home is the newly modernised kitchen, finished with contemporary fixtures and fittings, combining style with practicality. To the rear, a lovely conservatory provides an additional reception space, enjoying views over the garden and offering endless possibilities as a dining area, playroom, home office or somewhere to simply sit back and relax. Outside, the sunny rear garden is a particular highlight, featuring a raised decked area ideal for alfresco dining and entertaining during the warmer months, alongside a generous lawn providing plenty of space for the family to enjoy. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own private en-suite shower room. The remaining bedrooms are served by a modernised family bathroom, finished to a stylish and contemporary standard. Further benefits include off-road parking & garage, a well-maintained exterior and a location that places local amenities, schooling and beautiful coastal walks within easy reach. Combining generous living space, modern improvements and a fantastic garden, this appealing detached home is sure to attract interest from a variety of buyers**










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Floor 0




Floor 1




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**Approximate total area**(1)

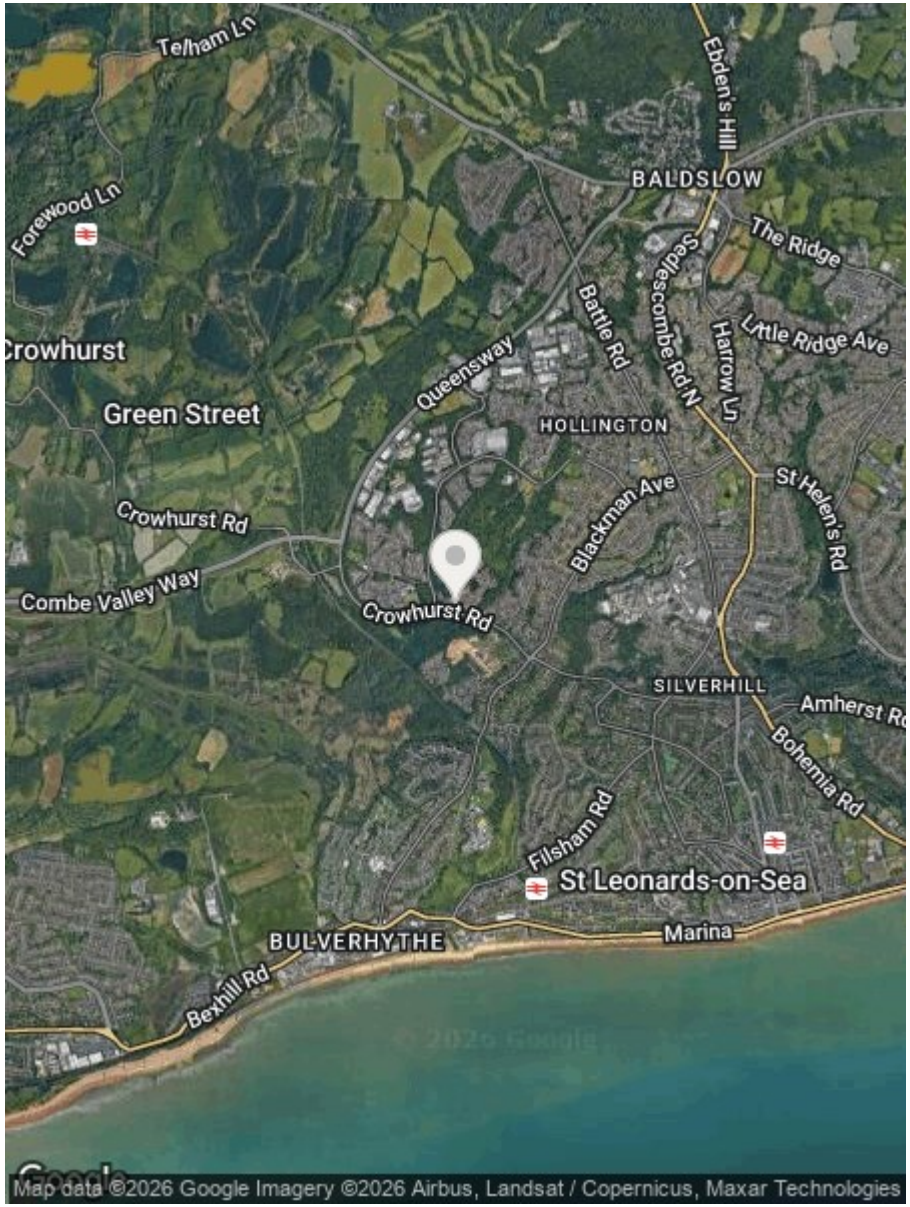
117.5 m²

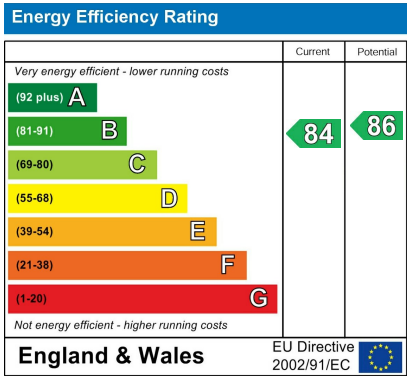
1264 ft²

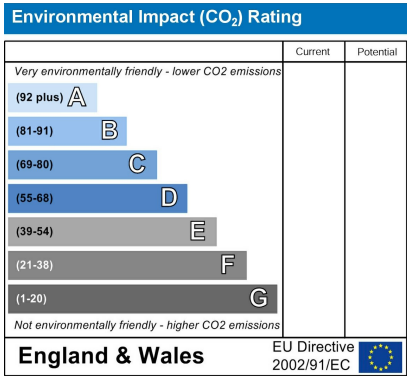
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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