



De Cham Avenue, St. Leonards-On-Sea TN37 6HE

Offers in excess of £400,000

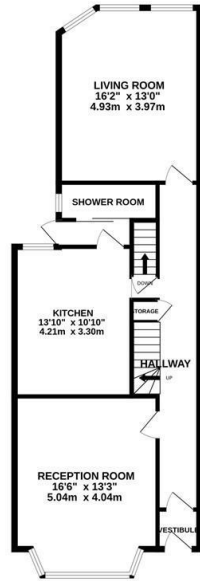


Impressive FOUR/FIVE BEDROOM terraced family home IN NEED OF MODERNISATION with stunning SEA VIEWS. It's positioned in a SOUGHT AFTER ST. LEONARDS LOCATION within immediate walking distance of local shops, eateries and cafes along with the beach and a mainline railway station with connections to London. Set over THREE STOREYS, the grand accommodation here offers a WEALTH OF ORIGINAL FEATURES and a VERSATILE LAYOUT perfect for family life. The ground floor is arranged with the living room at the rear of the property enjoying a LARGE BAY WINDOW along with a SECOND RECEPTION ROOM to the front of the property, currently being used as a home office but it could also be used as the fifth bedroom. The KITCHEN/DINER is separate and is fitted to provide ample storage space with a stylish central island. There is also a shower room on this floor. The first floor houses two WELL PROPORTIONED double bedrooms with the main bedroom benefitting from an EN-SUITE SHOWER ROOM and there is UTILITY ROOM with space for additional appliances along with a shower room. The upper floor offers two further bedrooms along

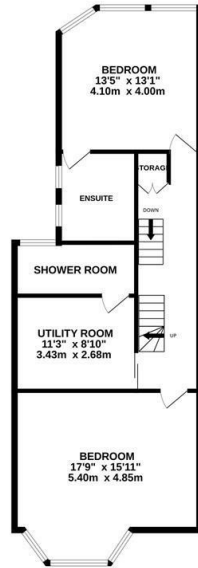
BASMENT
210 sq ft. (19.4 sq.m.) approx.



GROUND FLOOR
784 sq ft. (72.8 sq.m.) approx.



1ST FLOOR
757 sq ft. (70.2 sq.m.) approx.



2ND FLOOR
507 sq ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 2258 sq.ft. (209.8 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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