

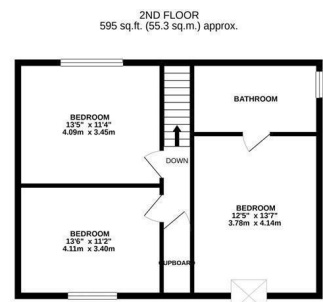
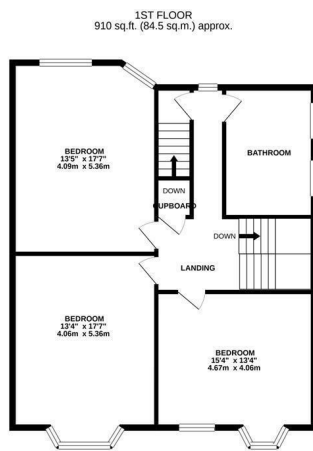
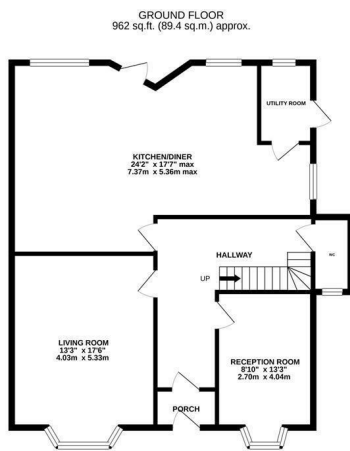


Woodland Vale Road, St. Leonards-On-Sea TN37 6JJ

Offers in excess of £725,000



Impressive SIX BEDROOM semi detached character home located in a sought after St. Leonards setting, just a SHORT WALK FROM THE BEACH and local eateries, coffee shops and independent shops on Kings Road and Norman Road. If you fancy venturing further afield St. Leonards mainline railway station can get you to London in just over 1 hour and 20 minutes. The DOUBLE FRONTED ACCOMMODATION here spans THREE GRAND STOREYS arranged as a BAY FRONTED LIVING SPACE with a WOOD BURNING STOVE and wooden shutters, while at the rear there is a WELL PROPORTIONED KITCHEN AND DINING AREA which acts as the hub of the home and enjoys access out to the enclosed rear garden. There is a separate UTILITY ROOM, a handy downstairs cloakroom and a study which could also be used as a bedroom if needed along with access to the CELLAR providing additional storage space. The first floor houses three double bedrooms with the main bedroom benefitting from a rear aspect and new BUILT IN WARDROBES together with a family bathroom which has a bath and separate shower enclosure. There are a further three double bedrooms on



TOTAL FLOOR AREA : 2467 sq.ft. (229.2 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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