



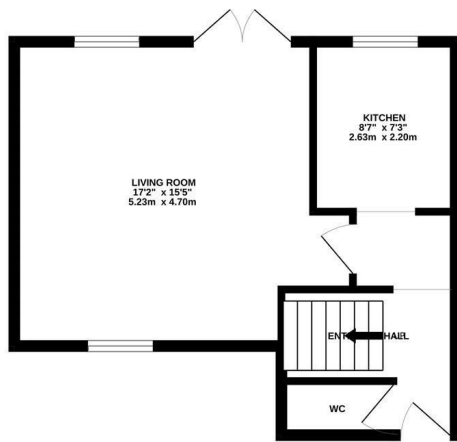
Little Ridge Avenue, St. Leonards-On-Sea TN37 7LS

Offers in excess of £280,000

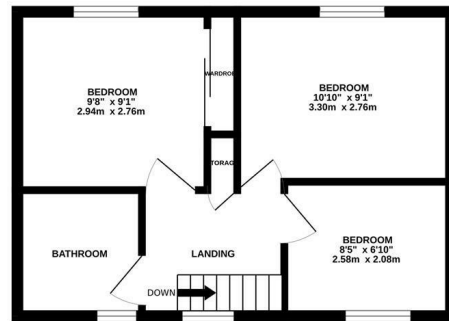


Deceptively spacious THREE BEDROOM semi-detached family home with OFF ROAD PARKING. Its ideally positioned only a short stroll from the Conquest hospital, good transport links and local Schools. The accommodation here enjoys a bright, DUAL ASPECT LIVING ROOM with double doors leading out to the enclosed rear garden while the FITTED KITCHEN is separate and provides ample storage space. There is also a HANDY DOWNSTAIRS CLOAKROOM. The first floor houses three bedrooms, two of which are double rooms with one benefitting from BUILT-IN WARDROBES along with a family bathroom. Externally the rear garden offers a patio area followed by an expanse of lawn bordered with mature shrubs and trees. There is gated side access and to the rear of the property there is off road parking for TWO VEHICLES. Set in a SOUGHT AFTER LOCATION and being sold with NO ONWARD CHAIN, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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