



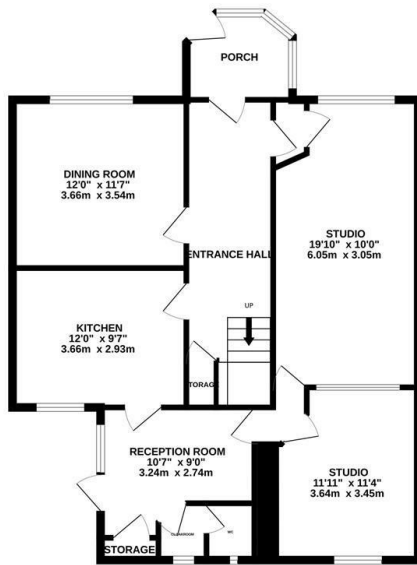
Battle Road, St. Leonards-On-Sea TN37 7BA

Offers in excess of £550,000

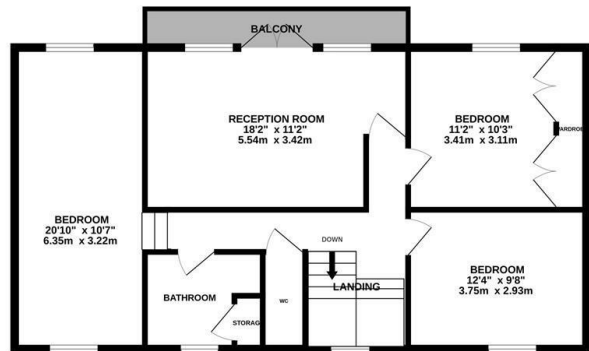


Charming three bedroom DETACHED HOUSE with small INTEGRAL COMMERCIAL RECORDING STUDIO & GARAGE / OFF-ROAD PARKING located on the outskirts of St. Leonards On Sea, within easy reach of popular Schools, local shops and great transport links to The Ridge connecting to the A21 for London and the historic town of Battle with its mainline railway station. The accommodation here offers a VERSATILE LAYOUT and is arranged as a BRIGHT LIVING ROOM housed on the first floor enjoying double doors leading out to the BALCONY while the FITTED KITCHEN and separate DINING ROOM sit on the ground floor. There is also an additional UTILITY ROOM and DOWNSTAIRS CLOAKROOM on this floor giving access to the rear garden. This home benefits from a PROFESSIONAL STUDIO, it was designed and constructed for the purpose of recording, multimedia projects such as speech and voiceover's, and if required can be set up to record an actors voice with a green screen backdrop, to be replaced later. Also the studio could be of interest to Gamers, writing video games or an artist working with an engineer/producer, the space could become a

GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
822 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 1676 sq.ft. (155.7 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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