



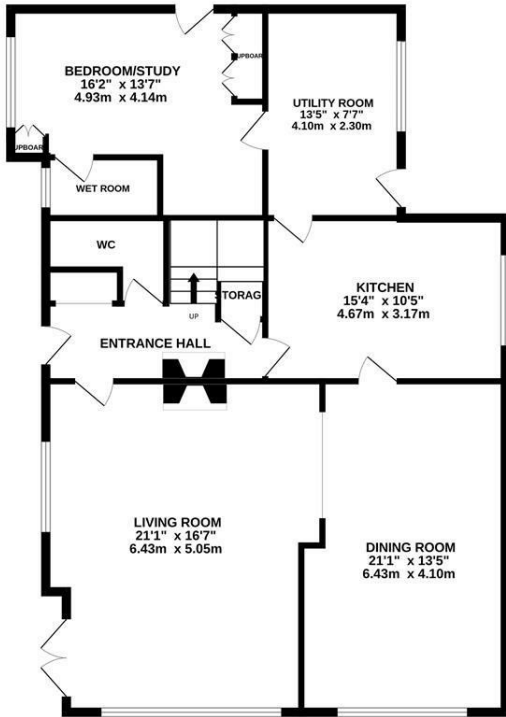
## Sedlescombe Road North, St. Leonards-On-Sea TN37 7ET

Offers in excess of £575,000

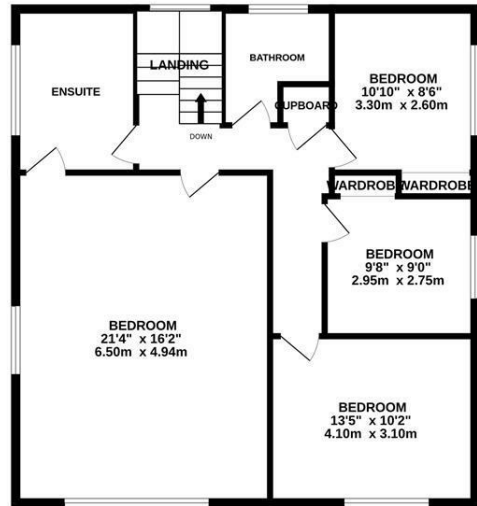


This impressive five bedroom, two reception room DETACHED FAMILY HOME with OFF ROAD PARKING is ideally located close to popular Primary and Secondary Schools, within easy reach of transport links and the Conquest Hospital of which is being sold CHAIN FREE. Presented to an IMMACULATE STANDARD THROUGHOUT, the extended accommodation here offers a versatile layout which is perfect for family life. The ground floor is arranged as a bright DUAL ASPECT LIVING SPACE which enjoys double doors out to the rear garden and leads through to the DINING ROOM creating the perfect area to entertain. The MODERN FITTED KITCHEN offers ample storage, a BREAKFAST BAR and houses INTEGRATED APPLIANCES while the SEPARATE UTILITY ROOM provides space for additional utilities. There is one double bedroom on the ground floor which is currently being used as a playroom and it benefits from an ensuite WET ROOM, there is also a DOWNSTAIRS CLOAKROOM. The further four bedrooms can be found on the upper floor with the main bedroom measuring an impressive 21'4 x 16'2 along with a 'Jack and Jill' ensuite bathroom and an additional family bathroom. The rear garden is a particular feature here, it's mainly LAID TO LAWN with a raised patio area off of the living room while to the front of the property there is a GATED DRIVEWAY providing off road parking for MULTIPLE VEHICLES.

**GROUND FLOOR**  
1221 sq.ft. (113.4 sq.m.) approx.



**1ST FLOOR**  
922 sq.ft. (85.6 sq.m.) approx.



**TOTAL FLOOR AREA: 2143 sq.ft. (199.1 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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