



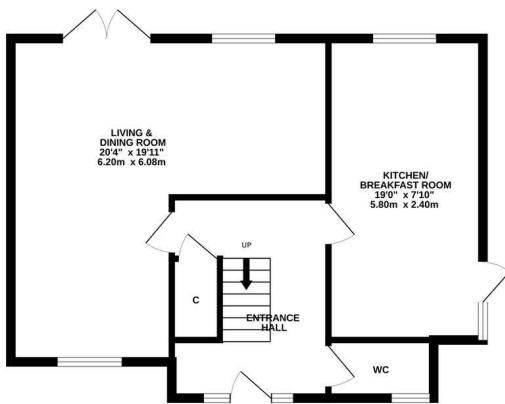
The Suttons, St. Leonards-On-Sea TN38 9RA

Offers in excess of £485,000

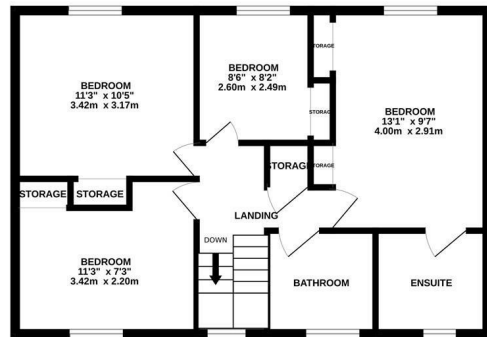


A spacious and well presented four bedroom detached house with a DETACHED DOUBLE GARAGE located within a QUIET CUL-DE-SAC. It is enviably located within easy reach of local schools, shops and good transport links making it ideally positioned for family life. The accommodation here enjoys GENEROUS PROPORTIONS arranged as a dual aspect living and dining space with double doors leading out to the private rear garden, there is a separate kitchen and breakfast room which measures 19' x 7'10 with space for a range style oven and a handy downstairs cloakroom. On the first floor there are FOUR WELL PROPORTIONED BEDROOMS along with a family bathroom. The main bedroom enjoys a dual aspect and benefits from an EN-SUITE SHOWER ROOM. Externally the rear garden is a particular feature enjoying a large patio which spans the width of the house with a level expanse of lawn beyond. BACKING ON TO CHURCH WOOD NATURE RESERVE the garden is very private and peaceful and at the front of the property there is a driveway for two vehicles giving access to the detached garage.

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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