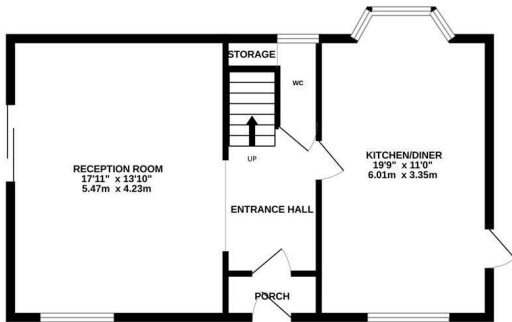## Avondale Road, St. Leonards-On-Sea TN38 0SA

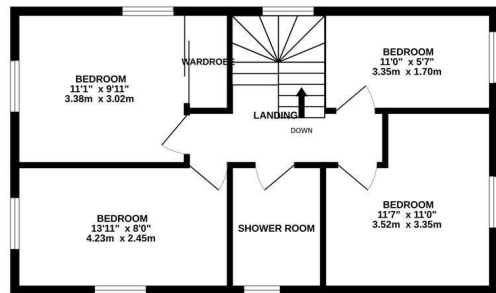## Offers in excess of £525,000

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A well presented four bedroom DETACHED HOUSE with OFF ROAD PARKING and far reaching views. It's ideally positioned in a QUIET AND LEAFY UPPER ST. LEONARDS LOCATION within easy reach of the seafront, local independent shops and mainline railway stations with connections to London. The accommodation here is arranged as a bright DUAL ASPECT LIVING SPACE which enjoys sliding doors leading out to the garden and a cozy WOOD BURNING STOVE while the MODERN FITTED KITCHEN is separate and provides plenty of room for a full dining table. The kitchen is fitted with contemporary units housing INTEGRATED APPLIANCES and offers ample storage space along with side access. There is also a handy DOWNSTAIRS CLOAKROOM on this floor while the first floor houses four bedrooms with two benefitting from STUNNING VIEWS towards Beachy Head and the sea, together with a STYLISH SHOWER ROOM. The WRAP AROUND GARDENS are a particular feature here, there is a raised level of patio off of the living room making this the perfect spot to DINE ALFRESCO followed by a ground level bordered by mature shrubs and trees while to the front of the property there is a DRIVEWAY providing off road parking.

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.

STORAGE

WC

RECEPTION ROOM
17'11" x 13'10"
5.47m x 4.23m

UP

KITCHEN/DINER
19'9" x 11'0"
6.01m x 3.35m

ENTRANCE HALL

PORCH

BEDROOM
11'1" x 9'11"
3.38m x 3.02m

WARDROBE

BEDROOM
11'0" x 5'7"
3.35m x 1.70m

LANDING

DOWN

BEDROOM
13'11" x 8'0"
4.23m x 2.45m

SHOWER ROOM

BEDROOM
11'7" x 11'0"
3.52m x 3.35m

TOTAL FLOOR AREA : 1118 sq.ft. (103.8 sq.m.) approx.