



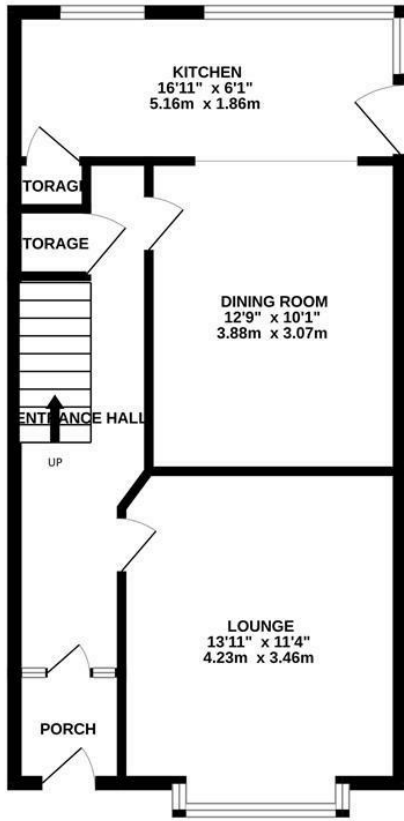
## Adelaide Road, St. Leonards-On-Sea TN38 9DA

Offers in excess of £280,000

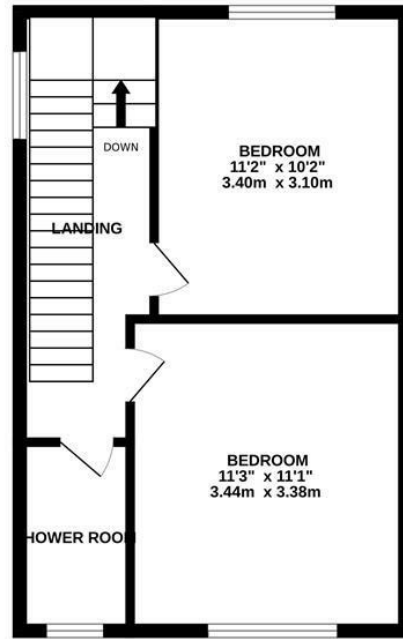


A charming two bedroom DETACHED FAMILY HOME with OFF ROAD PARKING located on the outskirts of St. Leonards On Sea, within easy reach of popular Schools, local shops and great transport links to The Ridge connecting to the A21 to London and the historic town of Battle with its mainline railway station. The accommodation here is arranged as a bright BAY FRONTED LIVING ROOM while the OPEN PLAN KITCHEN/DINER sits at the rear of the property enjoying access out to the garden. The kitchen is fitted to provide AMPLE STORAGE AND WORKTOP SPACE and there is plenty of room for a full dining table, creating the ideal sociable setting. The first floor houses TWO DOUBLE BEDROOMS together with a STYLISH SHOWER ROOM. The rear garden sits on a DOUBLE PLOT and offers a generous EXPANSE OF LAWN measuring over 100ft with multiple storage sheds and to the front of the property there is a DRIVEWAY providing off road parking for one vehicle. Set in a convenient location, this property would make the PERFECT FAMILY HOME and is not to be missed.

**GROUND FLOOR**  
508 sq.ft. (47.2 sq.m.) approx.



**1ST FLOOR**  
402 sq.ft. (37.3 sq.m.) approx.



ADELAIDE ROAD, ST LEONARDS ON SEA

TOTAL FLOOR AREA : 909 sq.ft. (84.5 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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