



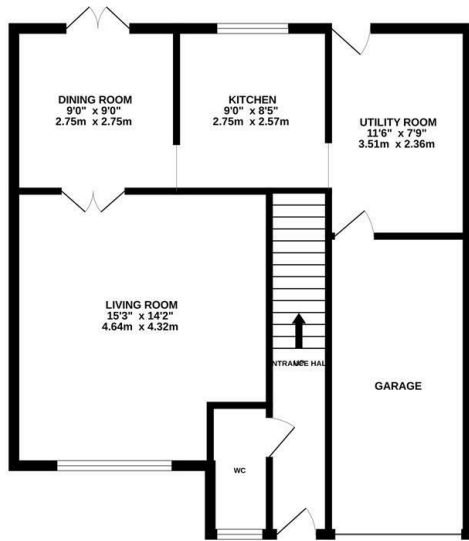
## Copper Beeches, St. Leonards-On-Sea TN37 7RR

Offers in excess of £425,000

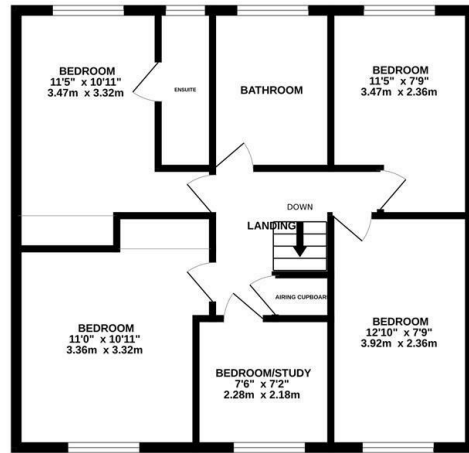


A generous five bedroom DETACHED HOUSE with GARAGE AND OFF ROAD PARKING located in a WOODLAND SETTING within easy reach of Old Roar Gill, a range of local shops at Silverhill, good transport links and the Conquest hospital. The versatile accommodation here is arranged as a LARGE LIVING ROOM which enjoys a front aspect and features double doors leading through to the DINING ROOM where there is plenty of room for a full dining table and access out to the rear garden. The FITTED KITCHEN provides ample worktop space and flows through into the UTILITY ROOM where there is ADDITIONAL STORAGE and space for utilities along with access to the INTEGRAL GARAGE. There is also a handy DOWNSTAIRS CLOAKROOM on this floor. On the first floor there are five bedrooms, three of which are generous double rooms with the main bedroom benefitting from an ENSUITE SHOWER ROOM together with a family bathroom. The ENCLOSED REAR GARDEN provides a large patio area ideal for entertaining followed by a raised level of lawn while to the front of the property there is a DRIVEWAY offering off road parking for one vehicle and leading to the garage.

GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft (118.6 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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