



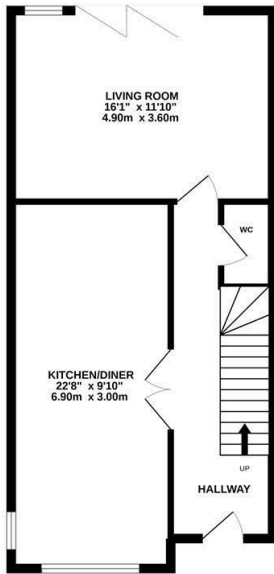
Archery Road, St. Leonards-On-Sea TN38 0FZ

Offers in excess of £565,000

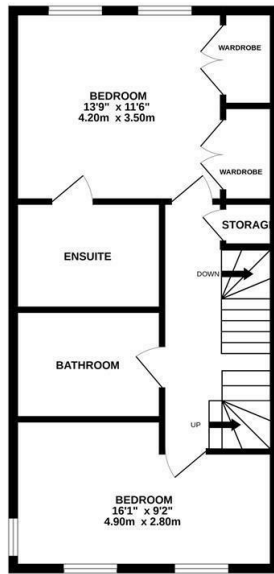


A beautifully presented FOUR BEDROOM townhouse, situated in a quiet, PRIVATE ROAD within a popular Burton St. Leonards location. It's positioned only a short stroll from both West St. Leonards and Warrior Square railway stations, St. Leonards gardens, the beach and local stores. The accommodation here spans THREE SPACIOUS STOREYS with a versatile layout PERFECT FOR FAMILY LIFE. The ground floor houses a MODERN EAT-IN KITCHEN AND DINING SPACE enjoying a front aspect and featuring CONTEMPORARY UNITS, integrated appliances and plenty of space for a full dining table. There is also a handy DOWNSTAIRS CLOAKROOM in the LARGE ENTRANCE HALL. The living room is positioned at the rear of the property with BI-FOLD DOORS LEADING TO THE GARDEN. On the first floor there are two generous double bedrooms, with the larger of the two benefitting from an EN-SUITE SHOWER ROOM and BUILT-IN WARDROBES, along with a family bathroom showcasing a freestanding bath and separate shower enclosure. The upper floor houses two further well proportioned bedrooms, with an en-suite shower room, built in wardrobes

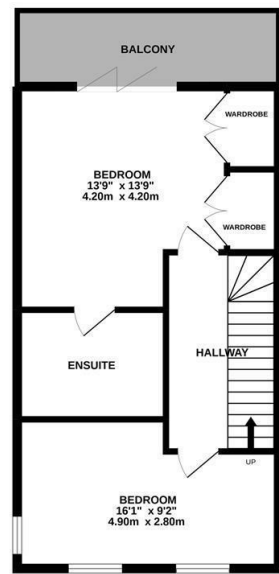
GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



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



2ND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1576 sq.ft. (146.4 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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