



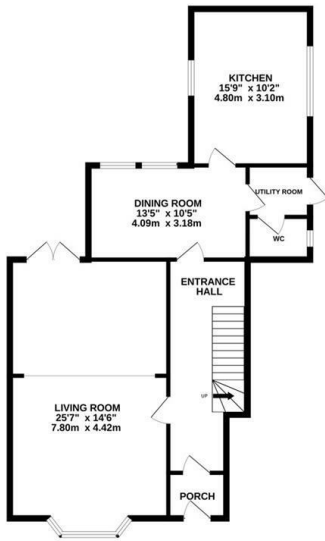
Upper Park Road, St. Leonards-On-Sea TN37 6SJ

Offers in excess of £700,000



An impressive five bedroom DETACHED VICTORIAN VILLA with off road parking and a GARAGE located in a convenient location within immediate reach of Alexandra Park, local shops and schools. Spanning three storeys the accommodation here offers GENEROUS PROPORTIONS AND A VERSATILE LAYOUT, you enter on the ground floor which is arranged as a bay fronted living room which enjoys a dual aspect with double doors at the rear opening to the rear garden, there is a CHARMING DINING ROOM which also enjoys an outlook of the garden, a well proportioned kitchen and a SEPARATE UTILITY ROOM with a w/c. On the first floor there are three large double bedrooms together with a family bathroom which has been recently installed with BURLINGTON ACCESSORIES including a freestanding bath and separate shower enclosure and there is a separate w/c. The upper floor houses two further double bedrooms. Externally the rear garden wraps around three sides of the property offering various seating areas and an expanse of lawn, there is rear gated access to the garage with private off road PARKING FOR TWO VEHICLES. Enjoying well presented accommodation this fantastic property would make the perfect family home.

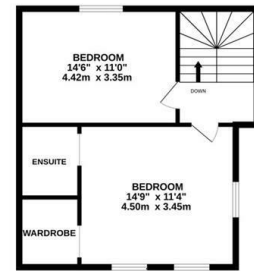
GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.2 sq.m.) approx.



2ND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 2215 sq.ft. (205.8 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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