



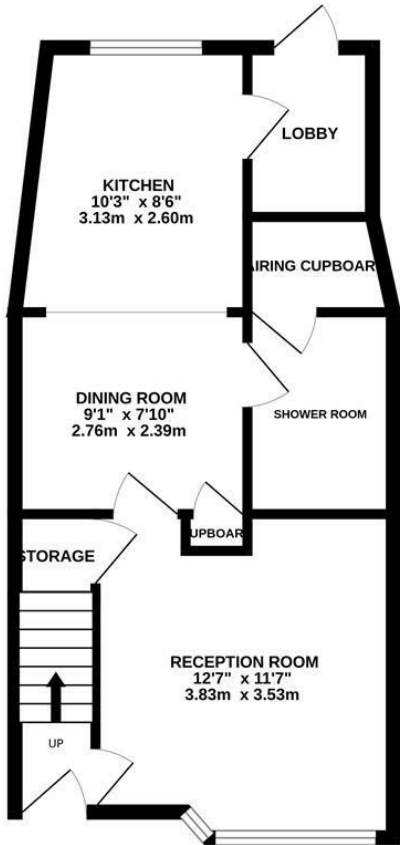
Mildenhall Drive, St Leonards-On-Sea TN37 7EE

Offers in excess of £270,000

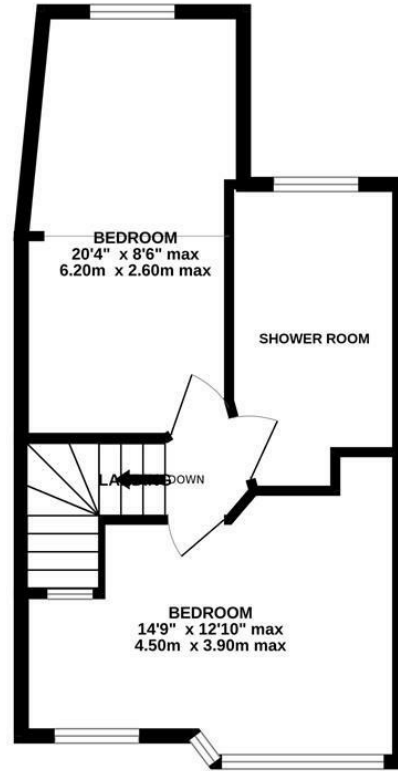


A deceptively spacious two bedroom TERRACED FAMILY HOME with GARAGE AND OFF ROAD PARKING located on the outskirts of St. Leonards On Sea. It's within easy reach of popular Schools, local shops and great transport links to The Ridge connecting to the A21 for London and the historic town of Battle with its mainline railway station. The accommodation here is arranged as a BRIGHT BAY FRONTED LIVING ROOM which leads through to the OPEN PLAN KITCHEN/DINER where there is ample space for a full dining table to create the ideal sociable setting. There is also a shower room on this floor which benefit from a large airing cupboard for ADDITIONAL STORAGE SPACE. The first floor houses TWO DOUBLE BEDROOMS together with a second shower room. The rear garden is a particular feature here, it offers a large area of patio off of the kitchen making this the perfect spot to entertain or DINE AL-FRESCO followed by a GENEROUS EXPANSE OF LAWN housing a garden shed and access to the DETACHED GARAGE. Being sold with NO ONWARD CHAIN, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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