



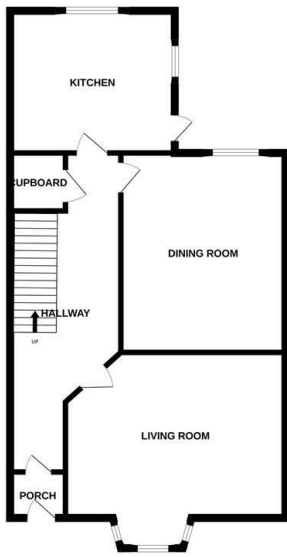
## Silverlands Road, St. Leonards-On-Sea TN37 7DF

Offers in excess of £325,000

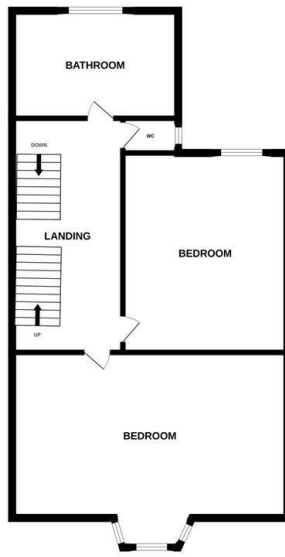


Beautifully presented three bedroom VICTORIAN HOUSE found in a sought after location, just a short stroll from local shops, schools and Alexandra Park. The accommodation here enjoys GENEROUS PROPORTIONS and is arranged as a bright BAY FRONTED LIVING ROOM which relishes a FEATURE FIREPLACE while the MODERN FITTED KITCHEN sits at the rear benefitting from access out to the walled garden. There is also a SECOND RECEPTION ROOM which is currently being used as a dining room. The three bedrooms span the two upper floors with each offering BUILT-IN STORAGE together with a STYLISH FAMILY BATHROOM where there is a bath and separate shower enclosure. The ENCLOSED REAR GARDEN provides an area of lawn bordered with shrubs making this the perfect space to entertain or DINE AL-FRESCO. Set in a PRIME LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

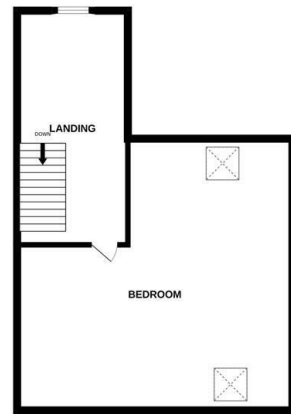
GROUND FLOOR  
1022 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR  
1022 sq.ft. (94.9 sq.m.) approx.



2ND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 2765 sq.ft. (256.8 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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