



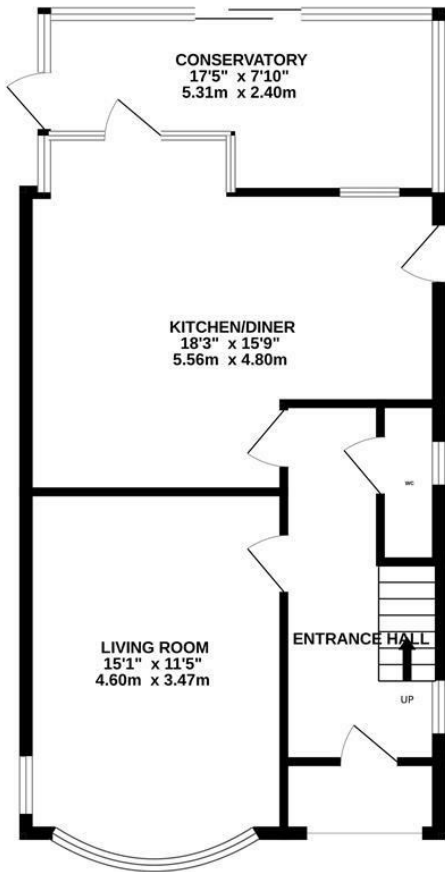
Old Harrow Road, St. Leonards-On-Sea TN37 7ED

Offers in excess of £400,000

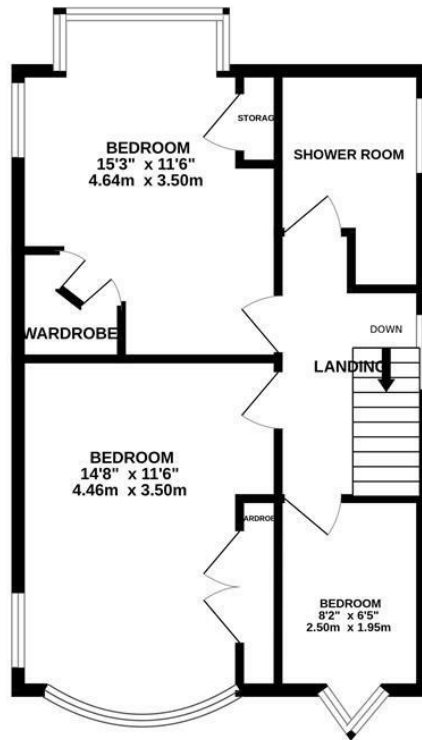


A well presented three bedroom DETACHED FAMILY HOME with GARAGE located on the outskirts of St. Leonards On Sea. It's within easy reach of popular Schools, local shops and great transport links to The Ridge connecting to the A21 for London and the historic town of Battle with its mainline railway station. The accommodation here is arranged as a bright, BAY FRONTED LIVING ROOM which enjoys a feature fireplace while the OPEN PLAN KITCHEN DINER spans the rear of the property and provides plenty of room for a full dining table. The kitchen is FITTED to offer ample storage space and leads through to the CONSERVATORY for an additional reception area. There is also a handy DOWNSTAIRS CLOAKROOM on this floor. The first floor houses three bedrooms, two of which are generous double rooms both benefitting from BUILT-IN WARDROBES together with a shower room. There is also a LARGE LOFT ROOM with two VELUX WINDOWS. The rear garden is a particular feature here, it is mainly laid to lawn with an area of patio providing the perfect spot to DINE AL-FRESCO and also gives 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
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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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