



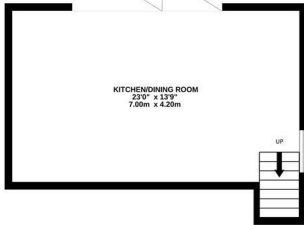
Sedlescombe Road North, St. Leonards-On-Sea TN37 7JL

Offers in excess of £525,000

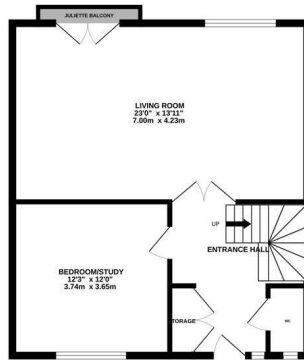


A well presented SEMI-DETACHED TOWNHOUSE with OFF ROAD PARKING, ideally located close to popular Primary and Secondary Schools, within easy reach of transport links, the Conquest Hospital and a range of local shops. Having been RECENTLY CONSTRUCTED, the accommodation here offers a CONTEMPORARY STYLE OF LIVING with a versatile layout, the ground floor is arranged as a BRIGHT LIVING ROOM which is positioned at the rear of the property enjoying a JULIETTE BALCONY. There is also a double bedroom and a HANDY CLOAKROOM on the ground floor while the kitchen and dining space spans the lower ground floor, measuring an impressive 23'0 x 13'9 it offers plenty of room for a full dining table and a sociable BREAKFAST BAR making it perfectly suited for family life. The kitchen is fitted with modern units housing INTEGRATED APPLIANCES and there are TRI-FOLDING DOORS leading out to the rear garden. The further two bedrooms sit on the first floor, both benefiting from BUILT-IN WARDROBES together with a STYLISH FAMILY BATHROOM. The principal bedroom also enjoys an EN-SUITE SHOWER ROOM. The rear garden

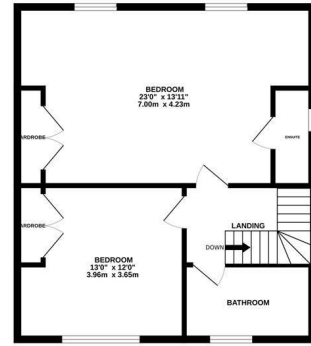
LOWER GROUND FLOOR
329 sq.ft. (30.5 sq.m.) approx.



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.8 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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