



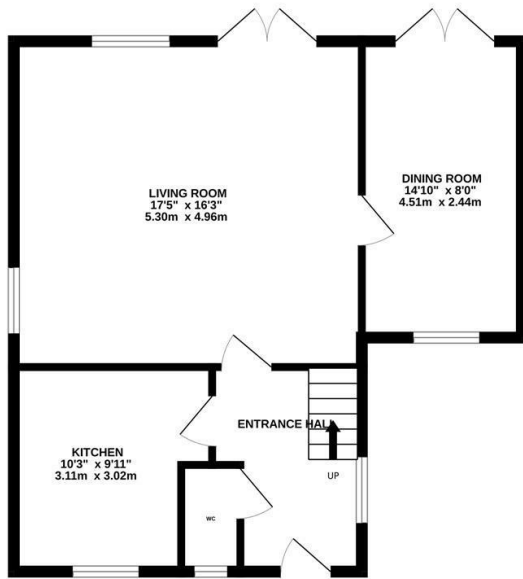
Gleneagles Drive, St. Leonards-On-Sea TN38 0HU

Offers in excess of £350,000

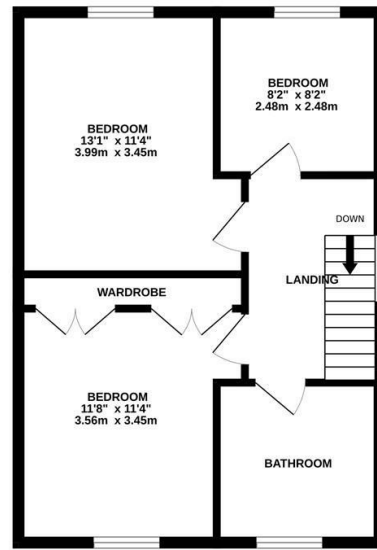


A spacious three bedroom LINK DETACHED HOUSE with OFF ROAD PARKING set in a favoured WEST ST LEONARDS location. It's ENVIABLY POSITIONED just a short walk from the beach, local shops and West St Leonards mainline railway station. The accommodation here is arranged as a bright, DUAL ASPECT LIVING ROOM which measures an impressive 17'3 x 16'1 and leads through to the DINING ROOM which enjoys double doors leading out to the rear garden. The kitchen sits at the front of the property and is fitted to provide ample storage space and there is also a HANDY DOWNSTAIRS CLOAKROOM on this floor. The first floor houses three bedrooms with the main bedroom benefitting from BUILT-IN WARDROBES and a front aspect with VIEWS TOWARDS THE SEA together with a STYLISH FAMILY BATHROOM where there is a bath and separate shower enclosure. The rear garden offers a VERSATILE SPACE with a large patio area off of the living room making this the perfect spot to DINE AL-FRESCO followed by two raised tiers with a handy storage shed while to the front of the property there is a DRIVEWAY providing off road parking for two vehicles. Set in a CONVENIENT LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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