



Upper Glen Road, St. Leonards-On-Sea TN37 7AX

Offers in excess of £650,000

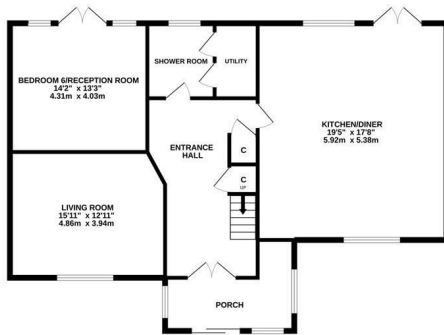


Impressive six bedroom DETACHED FAMILY HOME set in a quiet and sought after location on the Northern outskirts of St. Leonards close to the historic Town of Battle where there are local shops, eateries and a mainline railway station with connections to London. The accommodation here is WELL PRESENTED THROUGHOUT enjoying generous proportions creating the perfect space for family life. The ground floor is arranged as a bright, DUAL ASPECT KITCHEN AND DINING SPACE with modern fitted units and plenty of space for a full dining table and there is a separate living room that enjoys a front aspect and a feature fireplace. There is a second reception room which has most recently been used as a sixth bedroom, it enjoys double doors leading out to the raised terrace and there is a DOWNSTAIRS SHOWER ROOM with a utility cupboard. The first floor houses five bedrooms, four of which are large double rooms, along with a family bathroom and additional shower room. The front and rear gardens are a particular feature here. The rear garden enjoys a raised terrace which offers the PERFECT SPACE TO DINE ALFRESCO and there are stairs leading down to

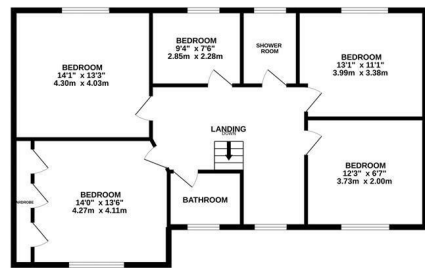
BASEMENT
225 SQ. FT. (20.9 SQ. M.) APPROX.



GROUND FLOOR
1284 SQ. FT. (119.2 SQ. M.) APPROX.



1ST FLOOR
1089 SQ. FT. (101.2 SQ. M.) APPROX.



TOTAL FLOOR AREA : 2412 sq.ft. (224.1 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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