



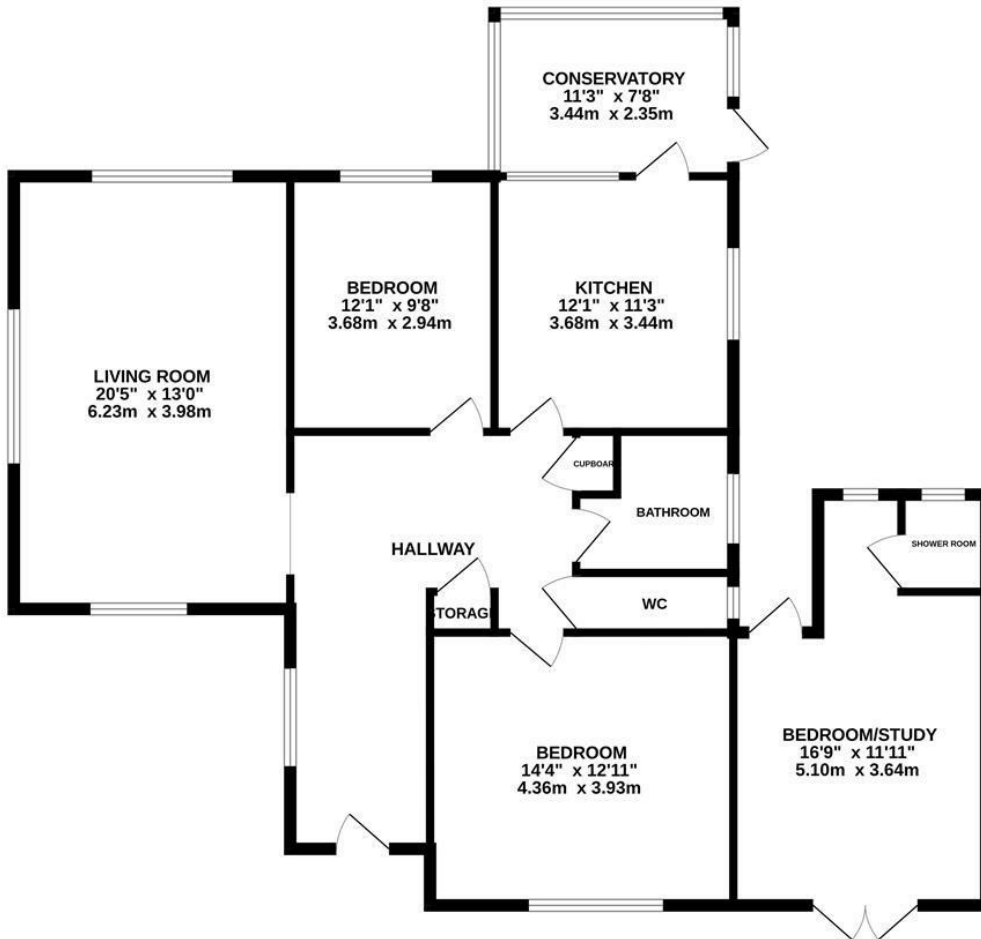
## Branksome Road, St. Leonards-On-Sea TN38 0UA

Offers in excess of £475,000



A well presented two/three bedroom DETACHED BUNGALOW with OFF ROAD PARKING located in a sought after WEST. ST. LEONARDS LOCATION with far reaching sea views. It's ideally positioned close by to good primary and secondary schools, local shops and West St Leonards railway station which enjoys connections to London stations. Having been RECENTLY RENOVATED the accommodation here is arranged as a bright, TRIPLE ASPECT LIVING ROOM relishing SEA VIEWS, which measures an impressive 20'5 x 13'0 providing plenty of space for a full dining table. The FITTED KITCHEN is positioned at the rear of the property and leads through to the CONSERVATORY where there is a door giving access to the garden. There are two double bedrooms together with a STYLISH BATHROOM where there is a bath with a shower and screen over. The garage has also been converted to provide additional accommodation and would make the perfect third bedroom or STUDY, it's fitted with a MODERN SHOWER ROOM and would suit those seeking dual accommodation. There is a paved area of garden to the rear and a WRAP AROUND LAWN at the front and one side of the property, bordered by mature shrubs. There is a DRIVEWAY providing off road parking for multiple vehicles. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

**GROUND FLOOR**  
1262 sq.ft. (117.3 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.3 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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