



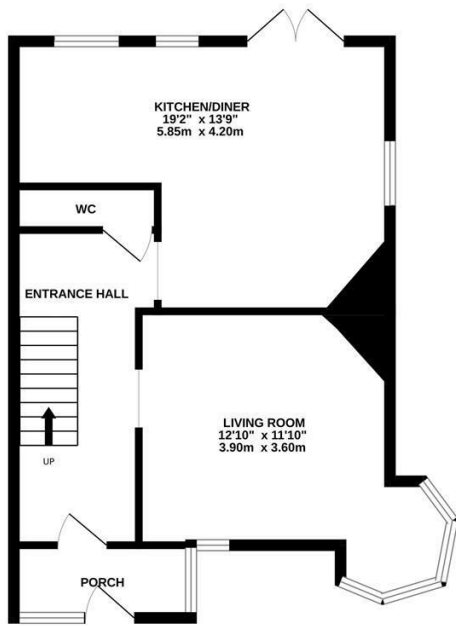
Sedlescombe Road North, St. Leonards-On-Sea TN37 7PB

Offers in excess of £385,000

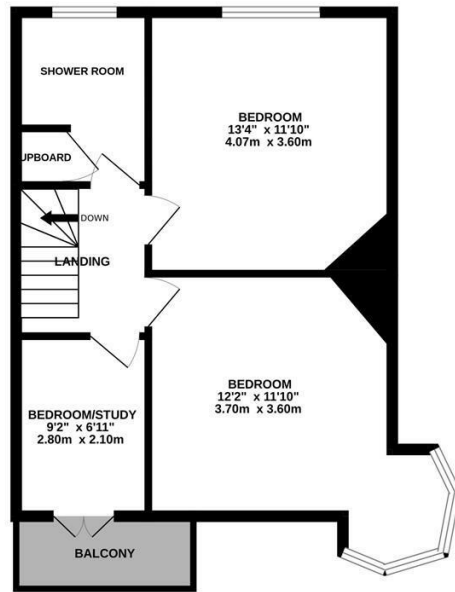


An immaculately presented three bedroom SEMI-DETACHED HOUSE with a GARAGE and off road parking, ideally located close by to popular Primary and Secondary Schools, within easy reach of good transport links, the Conquest Hospital and a range of shops including a superstore. Spanning two spacious storeys, the well appointed accommodation here offers the perfect space for family life and is arranged as a BAY FRONTED LIVING ROOM which enjoys a window seat to the front aspect while the LARGE KITCHEN AND DINING ROOM spans the rear of the property, benefitting from double doors leading out to the rear garden. Measuring an impressive 19'2 x 13'9, the kitchen/diner provides plenty of space for a full dining table and the kitchen is FITTED WITH CONTEMPORARY UNITS offering ample storage. There is also a handy DOWNSTAIRS CLOAKROOM. The first floor houses three bedrooms, two of which are GENEROUS DOUBLE ROOMS with the third bedroom enjoying access out to the BALCONY, together with a STYLISH SHOWER ROOM. The rear garden is a particular feature here, it offers a large wrap around patio space off of the kitchen followed by tiered levels of lawn and shrubs while to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles leading to the DETACHED GARAGE.

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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