



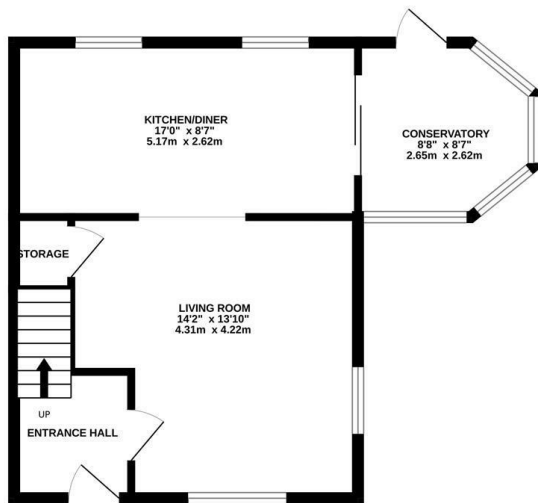
Muirfield Rise, St. Leonards-On-Sea TN38 0XL

Offers in excess of £315,000

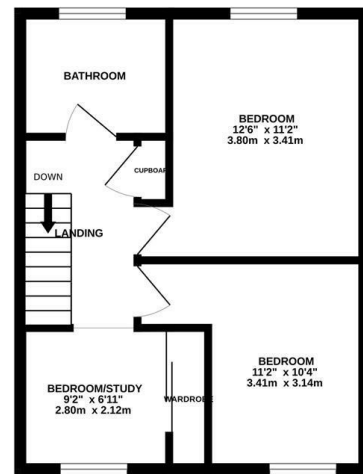


A well presented three bedroom SEMI DETACHED FAMILY HOME with OFF ROAD PARKING tucked away at the end of a QUIET CUL-DE-SAC in a sought after WEST ST. LEONARDS LOCATION. It's just a short stroll from good primary and secondary schools, local shops and West St. Leonards railway station which offers connections to London. The accommodation here is arranged as a BRIGHT, DUAL ASPECT LIVING ROOM at the front of the property which leads through to the SPACIOUS KITCHEN/DINER. The kitchen is FITTED WITH MODERN UNITS housing ample storage space and there is plenty of room for a full dining table along with access to the CONSERVATORY offering additional reception space with access to the garden. The first floor houses three bedrooms, two of which are double rooms, together with a STYLISH FAMILY BATHROOM where there is a bath with a shower and screen over. The rear garden provides the ideal LOW MAINTENANCE SPACE with tiered levels of decking creating the perfect spot to dine al-fresco bordered by raised flower beds and mature shrubs. At the front of the property there is a DRIVEWAY providing off road parking.

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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