



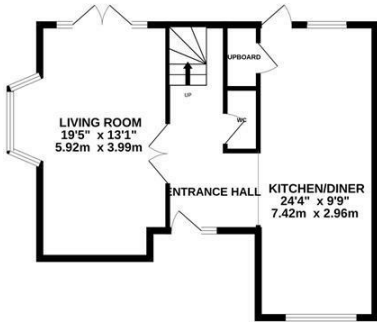
## The Sedges, St. Leonards-On-Sea TN38 9TU

Offers in excess of £475,000

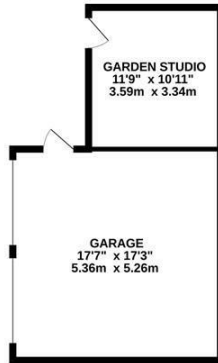
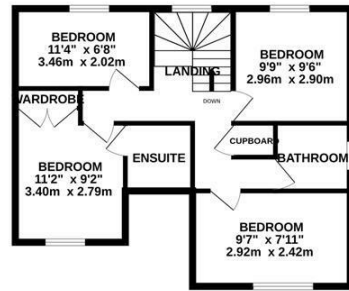


A bright and spacious four bedroom DETACHED FAMILY HOME with a DOUBLE GARAGE and off road parking situated in an EXCLUSIVE DEVELOPMENT in a favoured West St Leonards location, within walking distance of nearby shops, primary and secondary schools, the beach, bus routes and West St. Leonards railway station. Occupying the corner plot of this QUIET CUL-DE-SAC, the accommodation here is arranged as a DUAL ASPECT LIVING ROOM which enjoys double doors leading out to the rear garden and a feature fireplace while the MODERN FITTED KITCHEN is separate and offers plenty of space for a full dining table to create the ideal sociable space. There is also a handy DOWNSTAIRS CLOAKROOM on this floor. The first floor houses four bedrooms, three of which are double rooms together with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. The principle bedroom also benefits from BUILT-IN WARDROBES and an ENSUITE SHOWER ROOM. The LANDSCAPED RAR GARDEN offers an area of patio off of the living room followed by tiered levels of lawn leading to a RAISED DECKED SPACE. There is also SIDE ACCESS where you can enter the GARDEN STUDIO which is fully insulated and features a pull-down ladder to access an upper level along with the double garage which provides ADDITIONAL STORAGE SPACE. Set in a CONVENIENT LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

**GROUND FLOOR**  
1017 sq.ft. (94.4 sq.m.) approx.



**1ST FLOOR**  
566 sq.ft. (52.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1582 sq.ft. (147.0 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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