



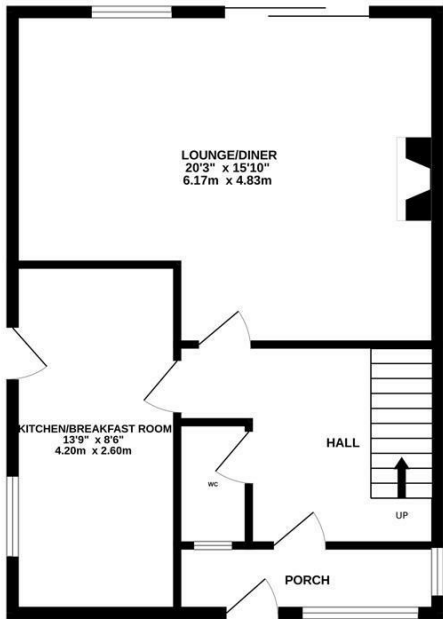
Reedwood Road, St. Leonards-On-Sea TN38 8DP

Offers in excess of £325,000

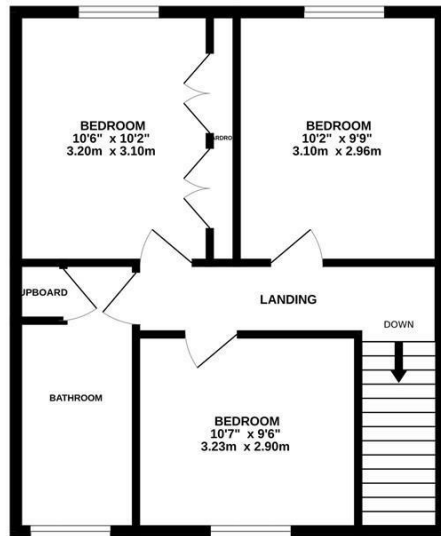


A well presented three bedroom SEMI-DETACHED family home with a GARAGE AND OFF ROAD PARKING set in a sought after West St Leonards location within walking distance to local shops, primary and secondary schools and transport links. The accommodation here is arranged as a BRIGHT LIVING ROOM which spans the rear of the property providing plenty of room for a full dining table and enjoys SLIDING DOORS leading out to the generous garden. The MODERN FITTED KITCHEN is separate offering ample storage and worktop space and there is also a handy DOWNSTAIRS CLOAKROOM on this floor. The first floor houses three bedrooms with the principal bedroom benefitting from BUILT-IN WARDROBES, together with a family bathroom where there is a bath with shower and screen over. The rear garden is a particular feature here there is an area of patio off of the living room making this the perfect spot to DINE AL-FRESCO followed by a raised EXPANSE OF LAWN which is bordered by mature shrubs while to the front of the property there is a DRIVEWAY leading to the garage. Being sold with NO ONWARD CHAIN this fantastic property would make the perfect family home and is not to be missed.

GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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