



Marlborough Close, St. Leonards-On-Sea TN38 0RY

Offers in excess of £550,000

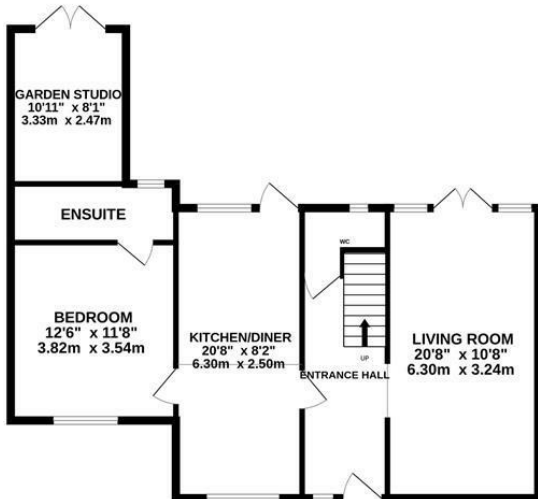
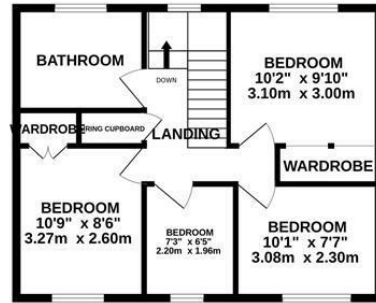


A beautifully presented five bedroom DETACHED FAMILY HOME with off road parking located in a sought after West St. Leonards location close by to primary and secondary schools, local shops and good transport links including West St Leonards railway station with connections to London. The EXTENDED ACCOMMODATION here is arranged as a bright, DUAL ASPECT LIVING ROOM which enjoys a WOOD BURNING STOVE and double doors leading out to the garden while the MODERN FITTED KITCHEN is separate and offers ample space for a full dining table to create the ideal sociable setting. The principle bedroom can be found on the ground floor and benefits from an ENSUITE SHOWER ROOM while the further four bedrooms are housed on the first floor together with a family bathroom where there is bath with shower and screen over. Two of the bedrooms also enjoy BUILT-IN WARDROBES. The rear garden is a particular feature here, it offers a large patio area followed by tiers of lawn and decking giving access to the GARDEN STUDIO and a newly constructed storage shed/workshop. To the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles making this the PERFECT HOME FOR FAMILY LIFE.

GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.6 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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