



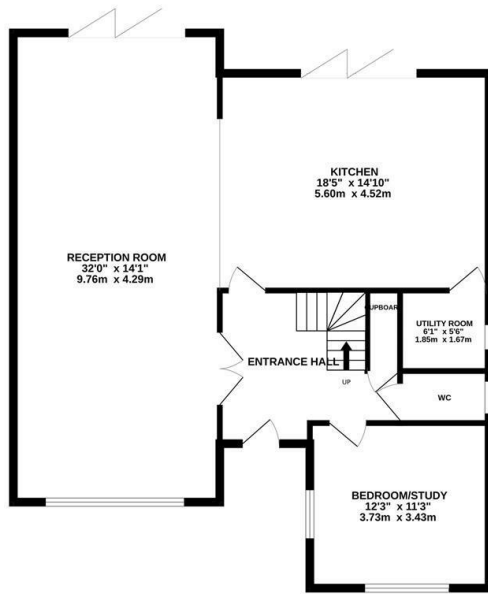
Sedlescombe Road North, St. Leonards-On-Sea TN37 7PG

Offers in excess of £700,000

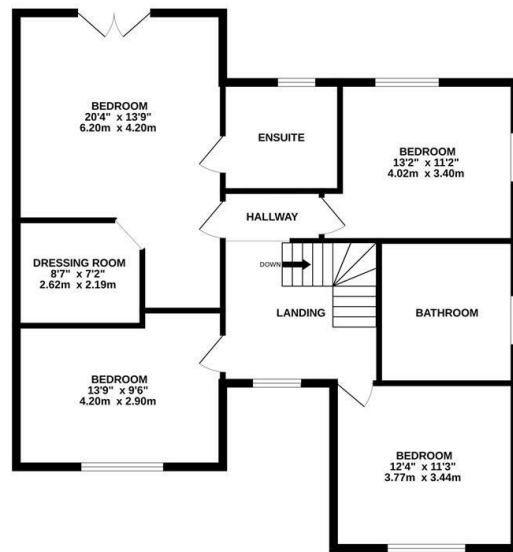


A handsome five bedroom, DETACHED FAMILY HOME situated within a PRIVATE GATED DEVELOPMENT of only three house on the Northern outskirts of St. Leonards. It's ideally located close by to popular Primary and Secondary Schools, within easy reach of good transport links, the Conquest Hospital and a range of shops including a superstore. Also nearby is the historic town of Battle where there is a high street of independent stores, eateries and a mainline railway station. CONSTRUCTED IN 2024 this stunning residence offers a luxurious sense of living with HIGH SPECIFICATION FIXTURES AND FITTINGS, the ground floor relishes HERRINGBONE FLOORING which flows throughout and is arranged as a generous OPEN PLAN LIVING SPACE which spans the rear of the property enjoying a bright DUAL ASPECT with two sets of TRI-FOLDING DOORS opening to the garden. The kitchen is FITTED WITH CONTEMPORARY UNITS housing INTEGRATED APPLIANCES with a central island/BREAKFAST BAR creating the ideal sociable setting and a separate utility room. On this floor there is also an additional study which could be used as the fifth bedroom and a

GROUND FLOOR
1036 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA: 2021 sq.ft. (187.8 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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