



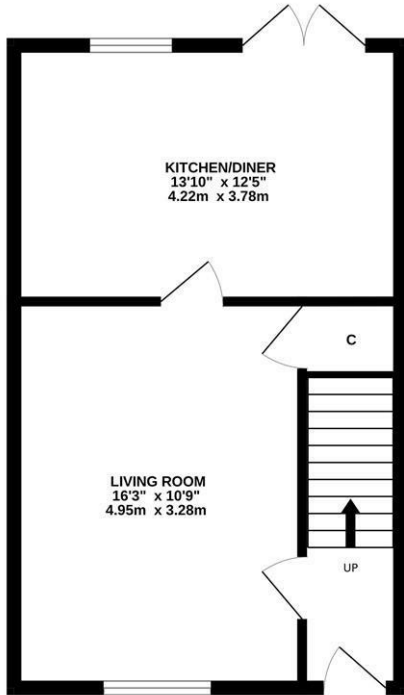
## Field Way, St. Leonards-On-Sea TN38 8DU

Offers in excess of £298,000

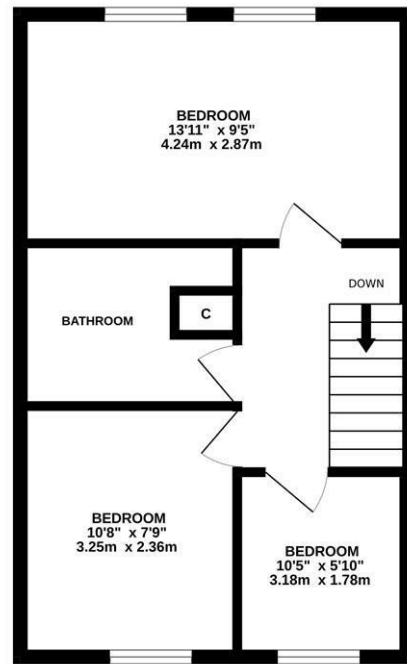


A spacious THREE BEDROOM FAMILY HOME with off road parking situated within a quiet cul-de-sac in a favoured West St. Leonards location. The WELL PRESENTED ACCOMMODATION spans two storeys offering a bright living room which leads through to the kitchen and dining space spanning the rear of the property. The kitchen enjoys ample storage, room for a full dining table and benefits from patio doors opening to the rear garden. On the first floor there are three well proportioned bedrooms together with a CONTEMPORARY FAMILY BATHROOM where there is a bath with a shower over and a heated demister mirror with built in lights. Externally the enclosed garden provides a LOW MAINTENANCE space and from the rear of the property there are LOVELY VIEWS ACROSS COOMBE VALLEY NATURE RESERVE. At the front of the property there is a driveway providing OFF ROAD PARKING.

GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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