



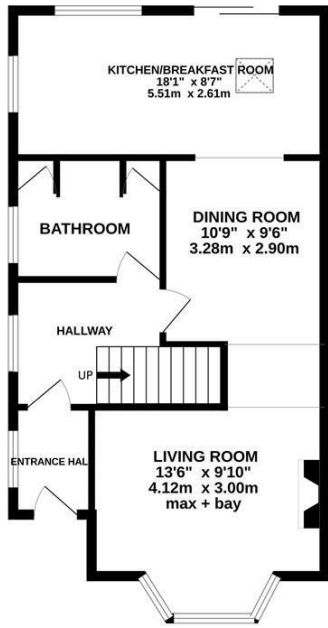
## Hythe Avenue, St. Leonards-On-Sea TN38 8BE

Offers in excess of £375,000

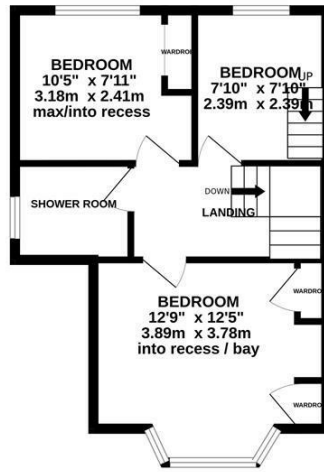


A well presented three bedroom, two reception room SEMI DETACHED HOUSE with a GARAGE AND OFF ROAD PARKING. It's set in an enviable West St. Leonards location, within walking distance to the beach, Combe Valley Countryside Park, transport links and nearby shops at Ravenside retail park. The accommodation here is arranged as a BRIGHT LIVING ROOM which enjoys a front aspect and leads through to the DINING ROOM where there is plenty of space for a full dining table. The MODERN FITTED KITCHEN spans the rear of the property offering ample storage and worktop space along with doors leading out the garden. There is also a family bathroom on this floor. The first floor houses three bedrooms, two of which are double rooms together with a SHOWER ROOM. The third bedroom also benefits from access to the ADDITIONAL LOFT ROOM which could be used as an occasional bedroom or study. The rear garden is a particular feature here, there is a large area of patio perfect for DINING AL-FRESCO leading to the GARDEN STUDIO and garage which can be accessed at the rear with a driveway providing off road parking for multiple vehicles. Situated in a CONVENIENT LOCATION this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

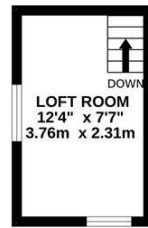
GROUND FLOOR



1ST FLOOR



2ND FLOOR



HYTHE AVENUE

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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