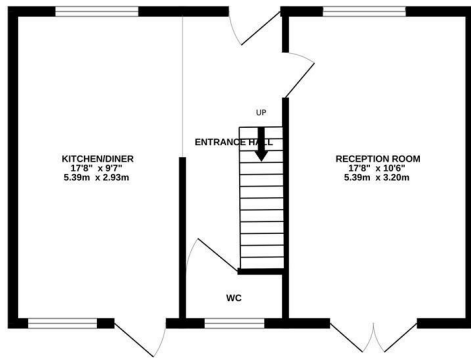# Carvel Court, St. Leonards-On-Sea TN38 8EX

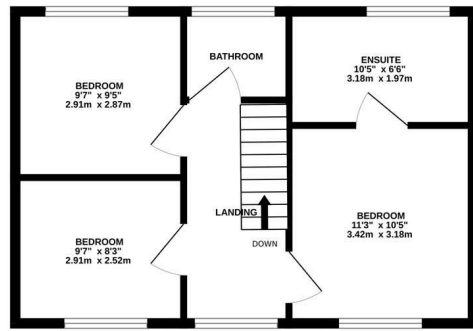## Offers in excess of £360,000

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A bright and spacious three bedroom DETACHED FAMILY HOME with a GARAGE AND OFF ROAD PARKING located in a PRESTIGIOUS DEVELOPMENT on the Northern outskirts of St. Leonards On Sea, close to the nearby Town of Battle where there are popular primary and second schools and a mainline railway station with connections to London. The accommodation here is arranged as an OPEN PLAN KITCHEN AND DINING ROOM which is fitted with contemporary units with a useful BREAKFAST BAR and plenty of room for a full dining table, creating a family friendly and sociable setting. The living room is separate and enjoys a DUAL ASPECT with double doors at the rear leading out to the garden, there is also a handy DOWNSTAIRS CLOAKROOM. The first floor houses three bedrooms, two of which are double rooms, together with a family bathroom where there is a bath with shower over. The principal bedroom also benefits from an EN-SUITE SHOWER ROOM. The rear garden is a particular feature here, it offers multiple areas of patio providing outdoor seating along with an expanse of lawn while to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles leading to the garage. This property also benefits from SOLAR PANELS making this the ideal, energy efficient home.

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.

UP

ENTRANCE HALL

KITCHEN/DINER
17'8" x 9'7"
5.39m x 2.93m

RECEPTION ROOM
17'8" x 10'6"
5.39m x 3.20m

WC

BATHROOM

ENSUITE
10'5" x 6'6"
3.18m x 1.97m

BEDROOM
9'7" x 9'5"
2.91m x 2.87m

LANDING

DOWN

BEDROOM
9'7" x 8'3"
2.91m x 2.52m

BEDROOM
11'3" x 10'5"
3.42m x 3.18m

TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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