



Washington Avenue, St. Leonards-On-Sea TN37 7TE

Offers in excess of £475,000



A beautifully presented four bedroom DETACHED HOUSE with OFF ROAD PARKING AND AN INTEGRAL GARAGE. Situated in a QUIET CUL-DE-SAC on the Northern outskirts of St. Leonards, it's within easy reach of Battle where there are excellent schools and a mainline railway station which benefits from connections to London. Arranged over TWO STOREYS the accommodation here provides the perfect setting for family life with the ground floor offering a BRIGHT, TRIPLE ASPECT LIVING SPACE which measures an impressive 23'1 x 18'2 and enjoys a silent running AMERICAN CEILING FAN while the MODERN KITCHEN is fitted with BOSCH APPLIANCES providing ample storage and a handy BREAKFAST BAR. On this floor there are three bedrooms, two of which are double rooms with the second bedroom enjoying an ENSUITE SHOWER ROOM and there is also a family bathroom. The first floor houses the principle bedroom which relishes FAR REACHING VIEWS and benefits from a Mitsubishi Split fitted air conditioning unit together with a STYLISH SHOWER ROOM. The rear garden is a particular feature here, it has been LANDSCAPED to offer a versatile

WORKSHOP AREA

INTEGRAL DOUBLE GARAGE

[illegible]

Floor plan of the first floor. The layout includes a **BEDROOM** (16'4" x 14'0", 4.97m x 4.26m) with two windows, a **BATHROOM**, a **KITCHEN**, a **LIVING** area, and a **LANDING** with stairs. The plan also shows a **W.C.** (Toilet) and a **W.C.** (Toilet) area. The entrance is labeled **ENTRANCE**.

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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