

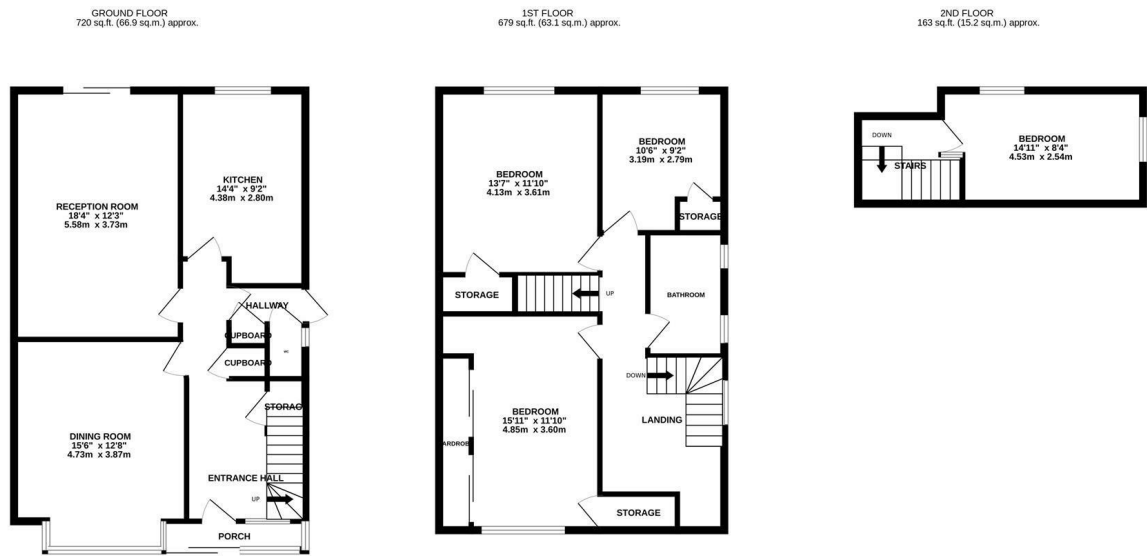


## Charles Road West, St. Leonards-On-Sea TN38 0RT

Offers in excess of £500,000



A well presented four bedroom, two reception room SEMI-DETACHED HOUSE located within a HIGHLY SOUGHT AFTER POCKET OF ST. LEONARDS-ON-SEA. It is enviably positioned nearby private residents gardens at Markwick Terrace, a short walk from local shops, restaurants, Warrior Square mainline railway station and the seafront. Welcomed through a bright entrance hall, the accommodation here is arranged as a BRIGHT LIVING ROOM positioned at the rear of the property enjoying sliding doors leading to the garden while the SECOND RECEPTION ROOM can be found at the front of the property providing plenty of room for a full dining table. The MODERN FITTED KITCHEN is separate offering ample storage and worktop space along with space for a small table to create the ideal sociable setting. There is also a handy DOWNSTAIRS CLOAKROOM on this floor. The first floor houses THREE DOUBLE BEDROOMS with the principle bedroom benefitting from BUILT-IN WARDROBES together with a family bathroom where there is a bath with shower and screen over while the fourth bedroom can be found on the upper floor and is currently being used as an



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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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