



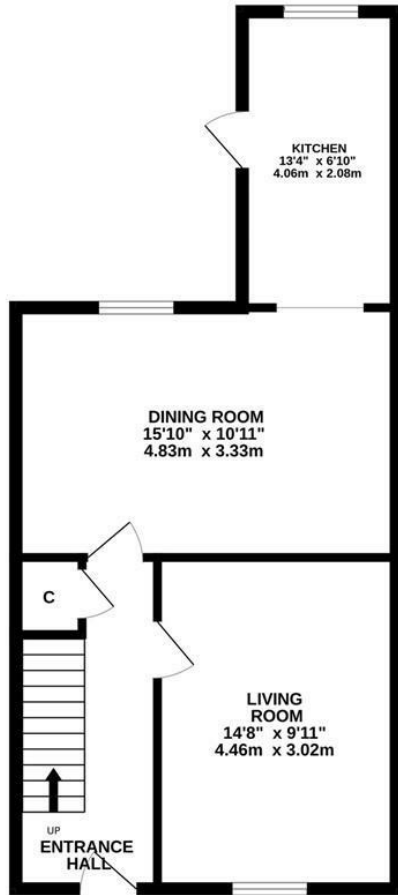
Harrow Lane, St. Leonards-On-Sea TN37 7JZ

Offers in excess of £275,000

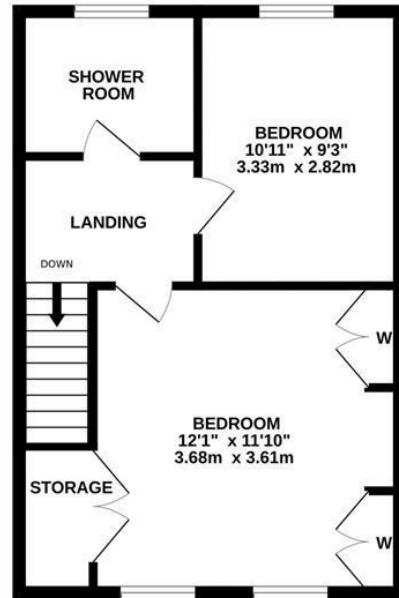


A well presented two bedroom, TWO RECEPTION ROOM HOUSE with a large rear garden situated within an enviable LITTLE RIDGE LOCATION within walking distance to popular schools, local shops and the Conquest Hospital. The accommodation here is arranged as a bright living room which enjoys a front aspect, there is a second reception room which is currently used as a dining room leading through to the STYLISH FITTED KITCHEN positioned at the rear of the property with access out to the garden. On the first floor there are two well proportioned double bedrooms together with a modern shower room. Externally the GENEROUS REAR GARDEN provides an area of patio which offers the perfect space to dine al-fresco followed by an expanse of lawn which extends to a SECOND AREA OF GARDEN that runs behind the neighbouring properties. At the front of the house there is a driveway providing OFF ROAD PARKING FOR TWO VEHICLES.

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 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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