



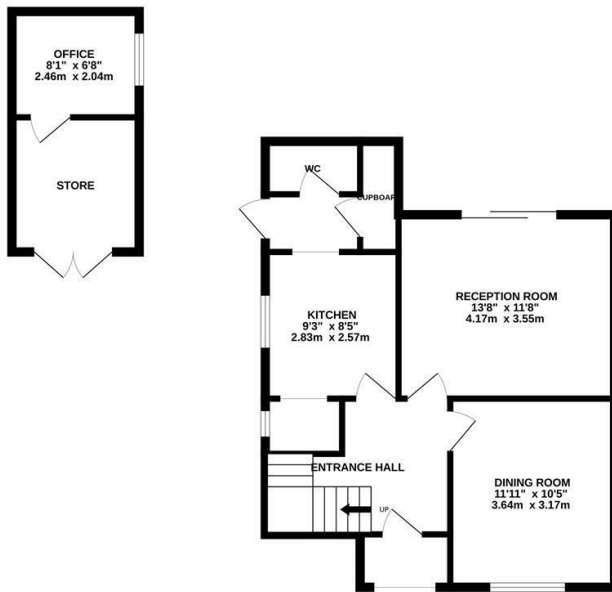
Sedlescombe Road North, St. Leonards-On-Sea TN37 7PD

Offers in excess of £330,000



A bright three bedroom SEMI-DETACHED HOUSE with garage and off road parking set on the Northern outskirts of St. Leonards. It's ideally located close by to popular Primary and Secondary Schools, within easy reach of good transport links, the Conquest Hospital and a range of shops including a superstore. Also nearby is the historic town of Battle where there is a high street of independent stores, eateries and a mainline railway station. The accommodation here is arranged as a family living room positioned to the rear enjoying SLIDING DOORS leading to the rear garden while the SECOND RECEPTION ROOM sits at the front of the property. The kitchen is separate and fitted to provide ample storage and worktop space, there is also a handy DOWNSTAIRS CLOAKROOM on this floor. The first floor houses the THREE WELL PROPORTIONED BEDROOMS together with a family bathroom and a separate W/C. The rear garden is a particular feature here, it offers a range of seating areas bordered by mature shrubs, trees and there is an area for raised beds while to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles. There is also a garage which has also been partly converted to offer a home office space. This property also benefits from SOLAR PANELS making this the ideal ENERGY EFFICIENT HOME and is not one to be missed.

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 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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