



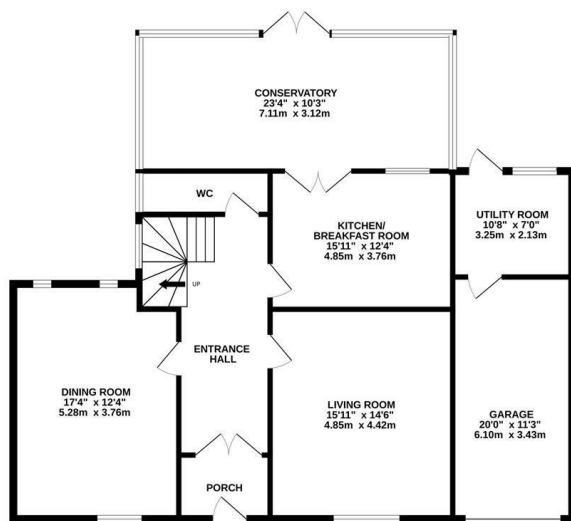
Albany Road, St. Leonards-On-Sea TN38 0LJ

£800,000

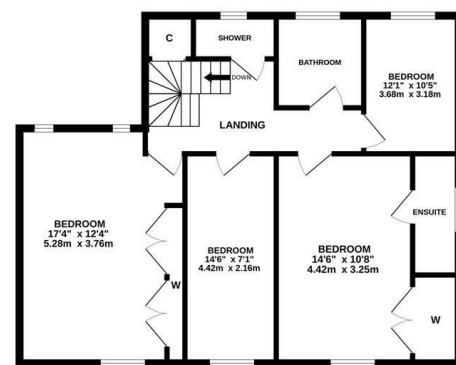


A spacious FOUR BEDROOM DETACHED 1930'S FAMILY HOME positioned in a favoured St. Leonards location, just a short stroll from West St Leonards mainline railway station, local shops and the beach. Offering GENEROUS PROPORTIONS with high ceilings, wooden flooring and BRIGHT ROOMS, the main house enjoys a large EAT IN KITCHEN featuring an AGA, with a separate lounge and panellied dining room with FEATURE FIREPLACE, there is also a CONSERVATORY spanning the rear of the property offering an additional reception area with double doors looking out onto the WELL ESTABLISHED LEVEL GARDEN. The large and welcoming entrance hall has ORIGINAL PANNELLING and a DOWNSTAIRS CLOAKROOM, leading to the upper level of this RARELY AVAILABLE HOME. On the first floor there are FOUR WELL PROPORTIONED BEDROOMS, two of which feature BUILT-IN WARDROBES served by a traditional family bathroom and additional shower room, whilst the principle bedroom benefits from an EN-SUITE SHOWER ROOM. The INTEGRAL GARAGE provides great storage space and leads onto the UTILITY ROOM. The secluded garden is

GROUND FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.2 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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