



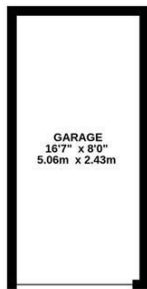
Reedswood Road, St. Leonards-On-Sea TN38 8DW

Offers in excess of £325,000

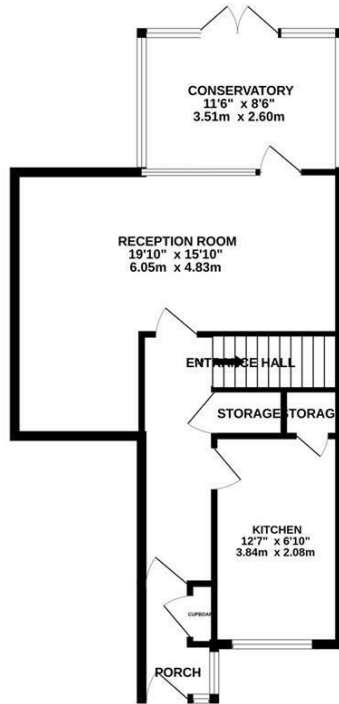


A well presented three bedroom TERRACED FAMILY HOME with a GARAGE AND OFF ROAD PARKING set in a sought after West St Leonards location within walking distance to local shops, primary and secondary schools and transport links. The accommodation here is arranged as a BRIGHT LIVING ROOM which spans the rear of the property providing plenty of room for a full dining table and enjoying access to the CONSERVATORY for additional reception space. The MODERN FITTED KITCHEN is separate offering ample storage, worktop space and INTEGRATED APPLIANCES. The first floor houses the three well proportioned bedrooms, two of which benefit from BUILT-IN STORAGE together with a family bathroom where there is a bath with shower and screen over. The bedroom to the front of the property also benefits from an EN-SUITE SHOWER ROOM. Externally the enclosed rear garden offers an area of patio off of the conservatory making this the perfect spot to DINE AL-FRESCO followed by an expanse of lawn bordered by mature shrubs while to the front of the property there is a DRIVEWAY for off road parking leading to the garage. Set in a convenient location, this fantastic property would make the perfect family home and is not to be missed.

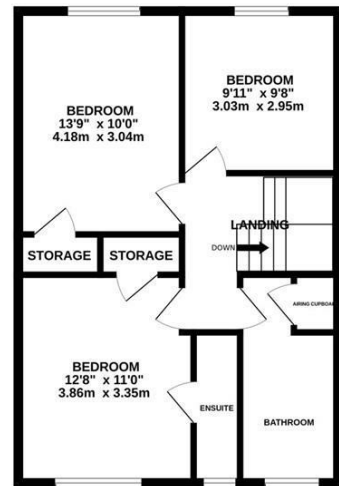
GARAGE LEVEL
138 sq.ft. (12.3 sq.m.) approx.



GROUND FLOOR
588 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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