



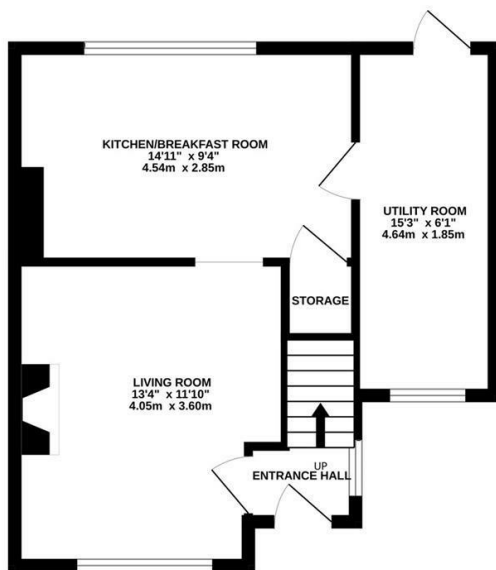
Cliftonville Road, St. Leonards-On-Sea TN38 8AG

Offers in excess of £265,000

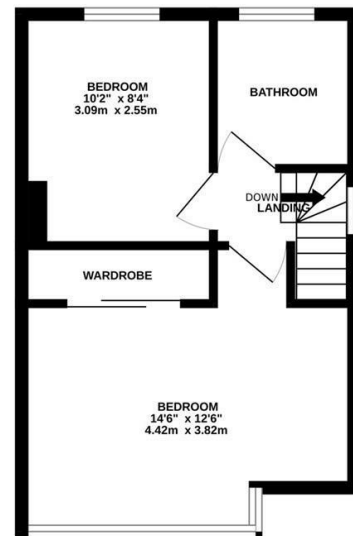


A well presented two bedroom SEMI-DETACHED HOUSE with OFF ROAD PARKING located in an enviable setting within WALKING DISTANCE TO THE BEACH, nearby to shops and West St. Leonards mainline railway station making it perfectly placed for family life. The accommodation here is arranged as a BRIGHT LIVING ROOM which is positioned at the front of the property and leads through to the FITTED KITCHEN/DINING ROOM at the rear offering ample storage and worktop space. There is also a SEPARATE UTILITY ROOM for additional storage space along with access to the garden. The first floor houses TWO DOUBLE BEDROOMS with the principal bedroom relishing FAR REACHING SEA VIEWS together with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. The rear garden is a particular feature, it offers an area of patio off of the utility room providing an idyllic spot to DINE AL-FRESCO followed by a generous EXPANSE OF LAWN housing a handy storage shed fitted with electrics. At the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles. Set in a QUIET LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 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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