



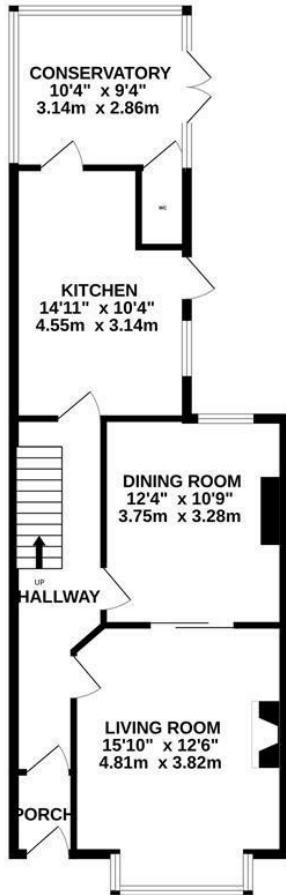
Battle Road, St. Leonards-On-Sea TN37 7BE

Offers in excess of £300,000

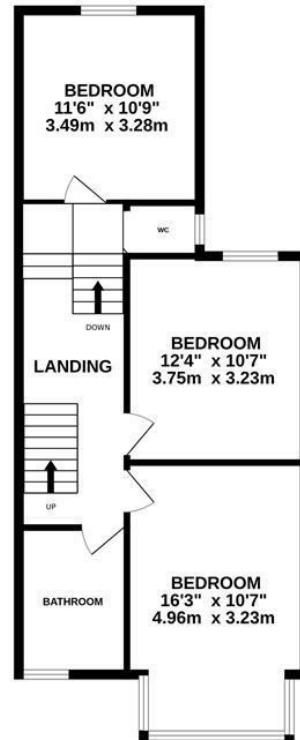


A bright and spacious three bedroom TERRACED HOUSE situated in a convenient location on the outskirts of St. Leonards On Sea within walking distance to local shops, good transport links to the A21 and the historic town of Battle with popular schools making this home perfectly placed for family life. The accommodation here is arranged as a BAY FRONTED LIVING ROOM which features an OPEN FIREPLACE and sliding wooden doors leading through to the DINING ROOM which is currently being used as a fourth bedroom. The MODERN FITTED KITCHEN is positioned at the rear of the property offering ample storage, worktop space and access to the rear garden. There is also a CONSERVATORY along with a handy DOWNSTAIRS CLOAKROOM. The first floor houses THREE DOUBLE BEDROOMS together with a family bathroom where there is a bath and separate shower cubicle. There is also a LARGE LOFT SPACE, perfect for extra storage. The ENCLOSED REAR GARDEN is a particular feature here it offers a generous PATIO SPACE off of the conservatory making this the perfect spot to DINE AL-FRESCO followed by a raised expanse of lawn. Set in a sought after location, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.6 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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