



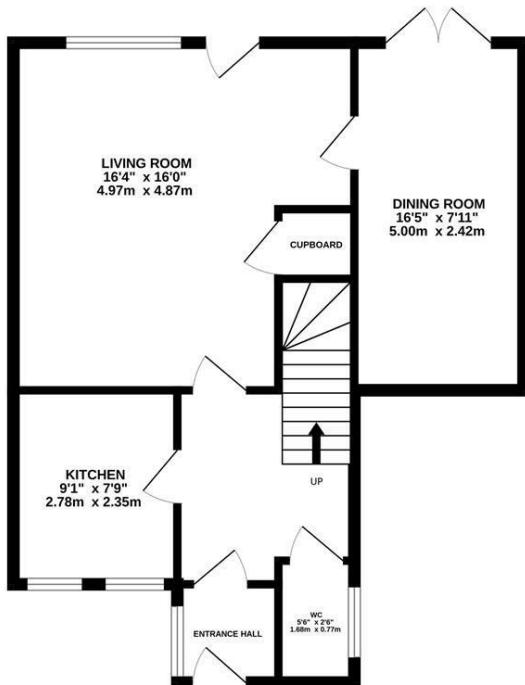
## Albourne Close, St. Leonards-On-Sea TN38 0GT

Offers in excess of £350,000

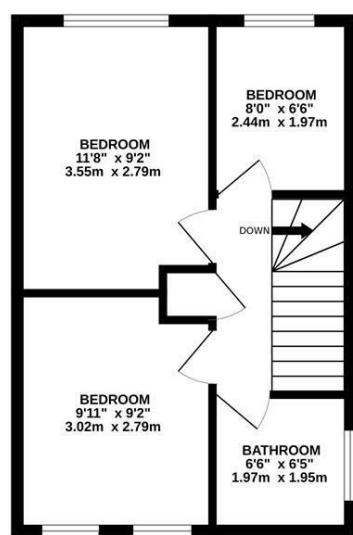


An attractive THREE BEDROOM LINK-DETACHED FAMILY HOME situated within a quiet cul-de-sac position in WEST ST LEONARDS. It's positioned within easy reach of a local shop, nearby superstore, schools and good transport links. The ground floor accommodation is accessed via an entrance porch with a handy DOWNSTAIRS W/C, the fitted kitchen is positioned at the front of the property with the living and dining space spans the rear of the house benefitting from access out to the garden. There is also a SECOND RECEPTION ROOM which would make the perfect dining room or children's play room. The first floor houses three bedrooms, two of which are double rooms, and a family bathroom with a bath and shower over. Externally the private, enclosed rear garden offers an area of patio and expanse of lawn. At the front of the property the driveway provides OFF ROAD PARKING.

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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, fittings and fixtures have not been tested and no guarantee as to their operability or efficiency can be given.

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