



## Battle Road, St. Leonards-On-Sea TN37 7AD

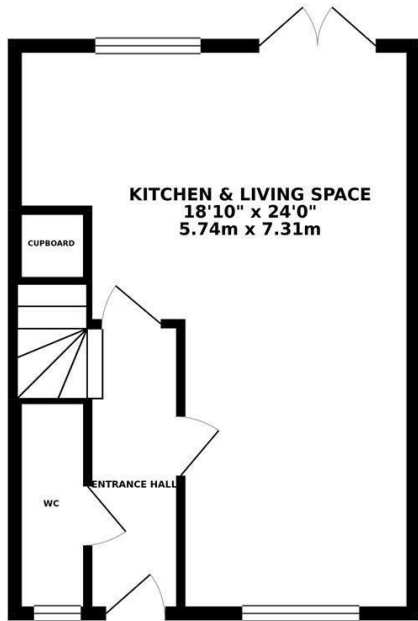
Offers in excess of £295,000



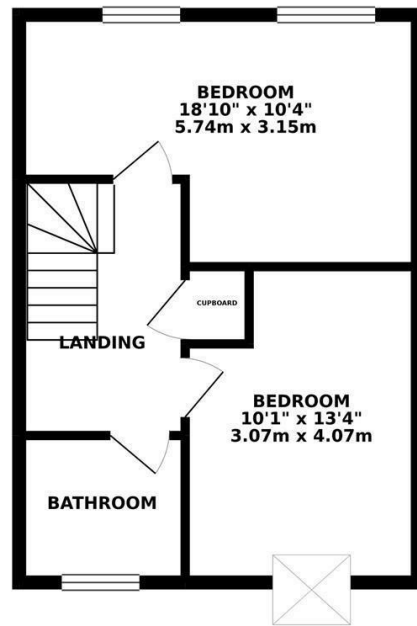
\*6 YEAR NHBC WARRANTY REMAINING\*

Modern two bedroom SEMI-DETACHED HOUSE with OFF ROAD PARKING set in a sought after location close to popular schools, shops and good transport links. making it ideally positioned for family life. The accommodation here is arranged as a bright, DUAL ASPECT LIVING SPACE which measures an impressive 18'10 x 20'4 providing plenty of space for a full dining table with DOUBLE DOORS leading out to the garden . The MODERN FITTED KITCHEN offers ample storage space, housing INTEGRATED APPLIANCES and there is also a handy DOWNSTAIRS CLOAKROOM. On the first floor there are TWO BEDROOMS with the main bedroom benefitting from a rear aspect, together with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. The rear garden is a particular feature here, it offers a large patio area off of the living space creating the perfect spot to DINE-AL FRESCO, followed by a raised EXPANSE OF LAWN while to the front of the property, there is OFF ROAD PARKING for one vehicle. Set in a convenient location, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR 404.18 sq. ft.  
( 37.55 sq. m. )



1ST FLOOR 404.18 sq. ft.  
( 37.55 sq. m. )



TOTAL FLOOR AREA : 808.35 sq. ft. ( 75.10 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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