



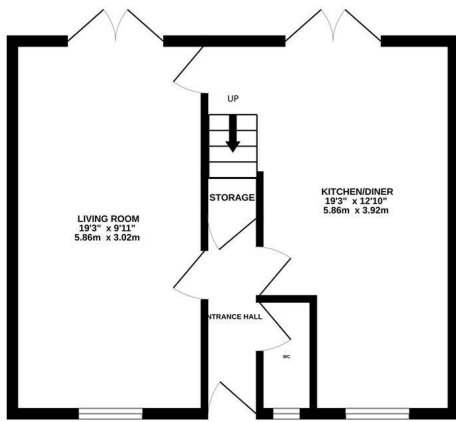
Old Roar Road, St. Leonards-On-Sea TN37 7HA

Offers in excess of £450,000

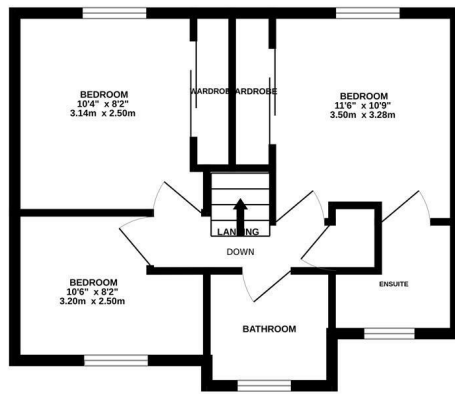


A beautifully presented three bedroom DETACHED HOUSE with DOUBLE GARAGE located in a QUIET WOODLAND SETTING. It's enviably located within easy reach of Old Roar Gill, local shops at Silverhill, good transport links and the Conquest hospital. The accommodation here is arranged as a bright, DUAL ASPECT living room which enjoys double doors leading out to the rear garden while the EAT-IN KITCHEN is separate offering STYLISH FITTED UNITS which provide ample storage space. There is also a handy DOWNSTAIRS CLOAKROOM and the first floor houses THREE BEDROOMS, two of which benefit from BUILT-IN WARDROBES, together with a MODERN FAMILY BATHROOM where there is a bath with shower and screen over. The principle bedroom also enjoys an EN-SUITE SHOWER ROOM. The ENCLOSED REAR GARDEN is a particular feature here, there is a large area of patio which creates the perfect spot to dine al-fresco followed by a level expanse of lawn and to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles leading to the garage.

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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