



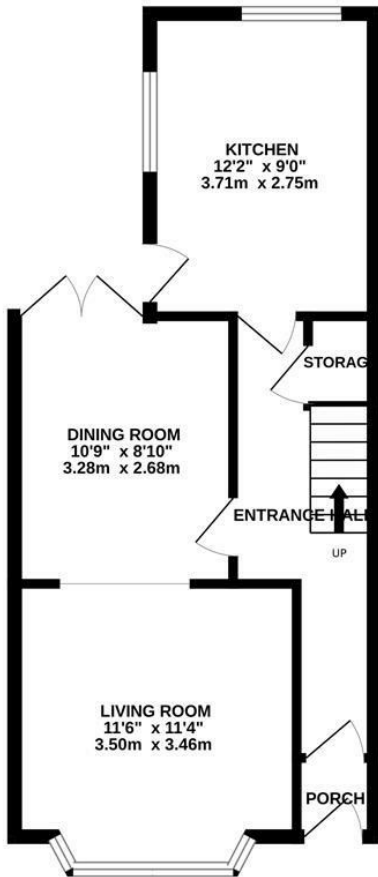
## Perth Road, St. Leonards-On-Sea TN37 7EB

Offers in excess of £325,000

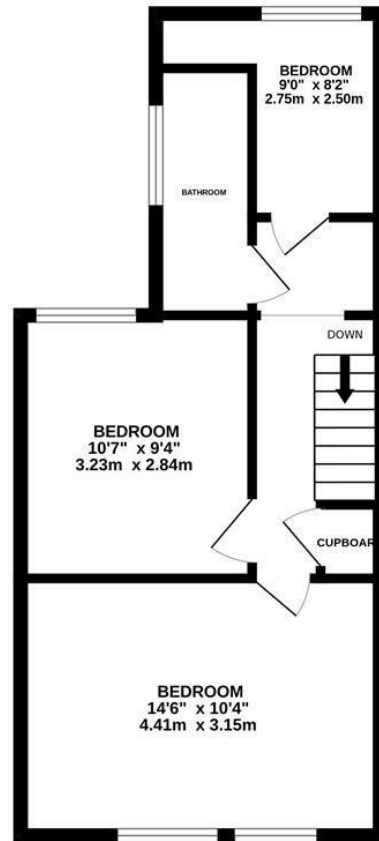


A well presented three bedroom TERRACED FAMILY HOME with OFF ROAD PARKING situated in a highly sought after location close to popular schools, local shops and good transport links it's ideally positioned for family life. Spanning two storeys the accommodation here is arranged as a bright, BAY FRONTED LIVING ROOM which is open to the DINING ROOM where there are DOUBLE DOORS leading out to the rear garden while the MODERN FITTED KITCHEN is separate providing ample storage and worktop space. The first floor houses three bedrooms, two of which are GENEROUS DOUBLE ROOMS, together with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. The SOUTH FACING REAR GARDEN is a particular feature here, the area of decking offers the perfect spot to bask in the sun, followed by a generous expanse of artificial lawn leading to a handy storage shed. At the rear of the property there is a DRIVEWAY providing off road parking for multiple vehicles.

GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 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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