



OAKFIELD



Stonebeach Rise, St. Leonards-On-Sea TN38 8EN

Offers In The Region Of £420,000



## Stonebeach Rise, St. Leonards-On-Sea TN38 8EN

Have you been seeking a stunning three bedroom link detached house, which is presented to an almost show home condition throughout, with tasteful décor and a light and airy feel?

The downstairs accommodation consists a separate WC, well proportioned sitting room, separate dining room with conservatory which offers a lovely space to unwind.

The kitchen has it's own utility area with access to a secondary utility room and home office is preferred. On the upper floors you have two double bedrooms both benefitting from built-in wardrobes and the third bedroom is at the frontal aspect of this home. The main bathroom is also located on this floor.

Externally, there is a driveway for multiple vehicles, leading to a workshop area. To the rear there is an enclosed rear garden mainly laid to lawn with a patio area which provides the perfect opportunity for a spot of alfresco dining.

The property is situated in a desirable residential area, convenient for access to the town of Battle and St. Leonards, as well as being within easy reach of local schools, including Claverham, amenities, transport links and shopping facilities.

We look forward to showing you around this wonderful example of a family home and welcome any enquiries you may have.





### Living Room

15'11" x 12'5" (4.87 x 3.81)

### Kitchen

8'0" x 6'5" (2.46 x 1.98)

### Dining Room

11'9" x 8'5" (3.59 x 2.59)

### Study

13'2" x 8'3" (4.02 x 2.52)

### Bedroom One

9'8" x 8'7" (2.95 x 2.62)

### Bedroom Two

10'11" x 8'6" (3.35 x 2.61)

### Bedroom Three

7'6" x 6'8" (2.31 x 2.04)

### Bathroom

6'4" x 5'6" (1.95 x 1.70)

### Conservatory

8'0" x 8'2" (2.46 x 2.49)

**Council Tax Band - D £2,554.14 per annum**



## Floor Plan

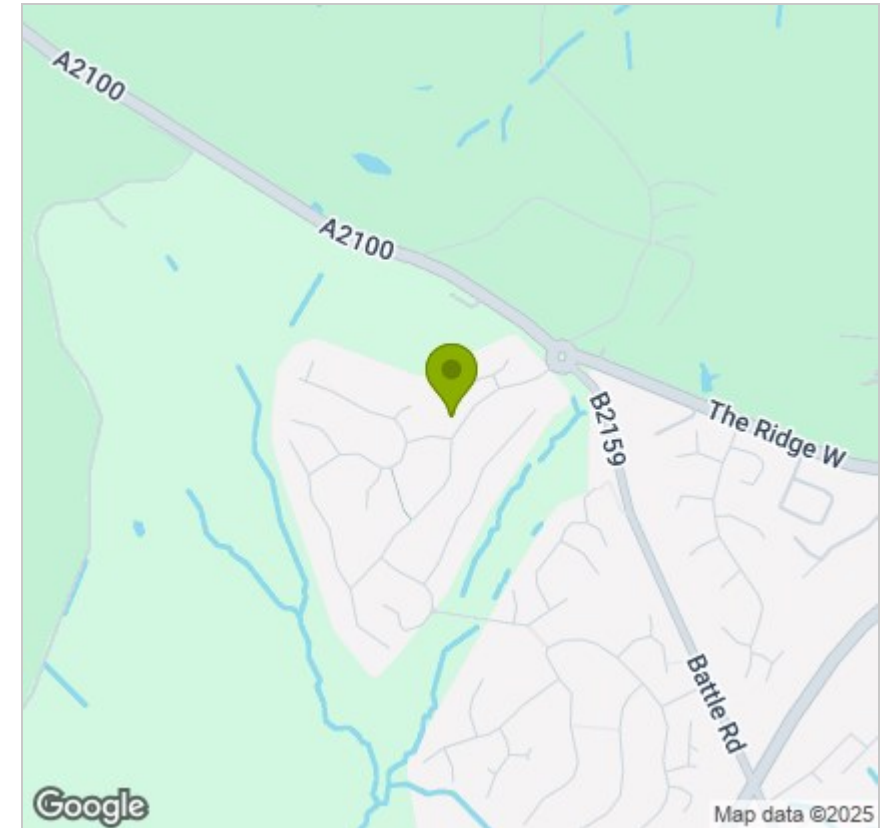


## Viewing

Please contact us on 01424 722122 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

