



**Welcome Upper Clarence Road, St. Leonards-On-Sea TN37 6PG**





**welcome to**

**Welcome Upper Clarence Road, St. Leonards-On-Sea**

This stunning well presented four bedroom property offers spacious living throughout, the property is located in Silverhill with access to local shops and transportation links into the town centre.



### **Entrance Hall**

The front entrance to the property is via a double glazed large porch which gives access to the front door and into the welcoming entrance hall. Leading to;

### **Cloakroom**

Double glazed window to side aspect, radiator, wc, wash hand basin, partly tiled walls and tiled flooring.

### **Lounge**

16' x 12' 9" ( 4.88m x 3.89m )

Double glazed window to rear aspect, fireplace and carpet.

### **Dining Room**

14' 3" x 13' 5" ( 4.34m x 4.09m )

Double glazed window to front, rear and side aspect, carpet, patio doors to rear garden and double doors through to lounge.

### **Kitchen**

12' x 8' 9" ( 3.66m x 2.67m )

Double glazed window to rear aspect, matching wall and base units with one and a half bowl sink and drainer unit, radiator, freestanding oven, tiled splashbacks and vinyl flooring.

### **Utility Room**

5' 5" x 7' 10" ( 1.65m x 2.39m )

Double glazed window to side aspect, boiler, freestanding white goods and tiled flooring.

### **Bedroom Four**

12' 9" into bay x 12' ( 3.89m into bay x 3.66m )

Double glazed bay window, radiator and carpet.

### **First Floor Landing**

Staircase rising to first floor landing with double glazed window to side aspect, loft hatch, carpet and high ceilings.

### **Bedroom One**

16' x 12' 9" ( 4.88m x 3.89m )

Double glazed window to side aspect, radiator,

wooden flooring, built in wardrobe with sliding doors and high ceilings.

### **Bedroom Two**

12' 9" x 12' ( 3.89m x 3.66m )

Double glazed window to side aspect, radiator, wooden flooring and built in wardrobe.

### **Bedroom Three**

12' 1" x 8' 5" ( 3.68m x 2.57m )

Double glazed window to rear aspect, water tank cupboard, radiator, laminate flooring and high ceilings.

### **Bathroom**

Double glazed window to front aspect, pedestal wash hand basin, wc, radiator, corner bath with shower attachment and mixer tap and wooden flooring.

### **Wc**

Double glazed window to side aspect, wc, wash hand basin and carpet.

### **Rear Garden**

lawn leading to pond, vegetable patch, mature trees and shrubs and pebbled patio seating area. Greenhouse and sheds

### **Garage**

Space for an average sized car (measurements to be checked) as well as offering shelving power and a door to the rear.



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## Welcome Upper Clarence Road, St. Leonards-On-Sea

- Detached House
- Four Bedrooms
- Extensive Rear Garden
- Garage
- Solar panels

Tenure: Freehold EPC Rating: D

# £550,000



Total floor area 145.2 m<sup>2</sup> (1,563 sq.ft.) approx  
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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