



**Chapel Park Road, St. Leonards-On-Sea TN37 6JB**





**welcome to**

**Chapel Park Road, St. Leonards-On-Sea**

Accessed from the ground floor with door into entrance hall, two bedrooms and conservatory with staircase rising to first floor landing with additional three bedrooms and family bathroom. The Lower ground floor offers modern kitchen/lounge, dining room and bathroom leading out to rear garden.



## Entrance Hall

Access via private front door into entrance hall with double glazed window to front and rear aspects, radiator, hardwood flooring and understairs storage cupboard.

## Cloakroom

Double glazed window to side aspect, radiator, wc, wash hand basin and vinyl flooring.

## Bedroom One

15' 5" x 12' 3" ( 4.70m x 3.73m )  
with carpet flooring, radiator and rear aspect double glazed window

## Bedroom Two

14' x 13' 3" ( 4.27m x 4.04m )  
with carpet flooring, feature fireplace, radiator and front aspect double glazed window

## Conservatory

7' 9" x 8' 1" ( 2.36m x 2.46m )  
with vinyl flooring, plumbing for washing machine, double glazed windows and patio door to front aspect

## First Floor Landing

### Bedroom Three

13' x 10' ( 3.96m x 3.05m )  
With carpet flooring, Radiator and rear aspect double glazed window

### Bedroom Four

13' 4" x 12' 7" ( 4.06m x 3.84m )  
with carpet flooring, radiator and front aspect double glazed window

### Bedroom Five

10' 7" x 8' ( 3.23m x 2.44m )  
with carpet flooring, radiator and rear aspect double glazed window

## Bathroom

with low level wc, wash hand basin, radiator, walkin shower with rainfall attachment, part tiled walls, tiled

flooring and side aspect double glazed window

## Lower Ground Floor

### Lounge/ Kitchen

26' 7" x 19' 3" ( 8.10m x 5.87m )  
Open plan lounge/ kitchen with laminate flooring throughout, radiators, sky light, and bifolding doors to rear garden. Kitchen has a range of matching wall and base units with one and a half bowl sink and drainer unit, radiator, hob, fitted double oven, cooker hood, freestanding fridge freezer, granite tile flooring and island/breakfast bar with fitted freezer and dishwasher below.

## Bathroom

With tiled flooring, part tiled walls, low level wc, wash hand basin, radiator, free standing bath, wetroom style shower with rainfall attachment

## Dining Room

19' 8" x 7' 5" ( 5.99m x 2.26m )  
with hardwood flooring, radiator, skylight and rear aspect bifold doors to private garden

## Rear Garden

with level lawn and mature shrubs and a large patio seating area great for entertaining or hosting family event.

## Drive

Space for two cars



Total floor area 161.8 m<sup>2</sup> (1,741 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Chapel Park Road, St. Leonards-On-Sea

- Semi-detached House
- Five Bedrooms
- Lounge & Dining Room
- Conservatory
- Family bathrooms & Downstairs WC

Tenure: Freehold EPC Rating: C

**£450,000**



Please note the marker reflects the postcode not the actual property

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