

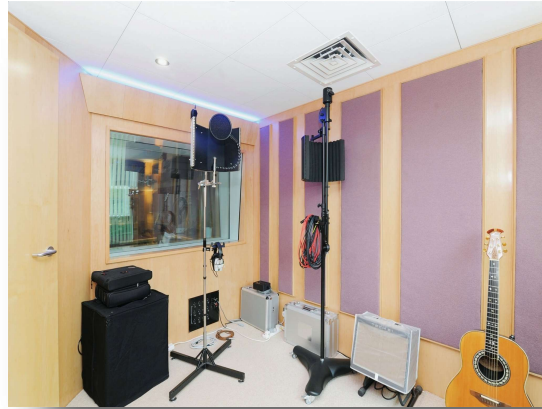
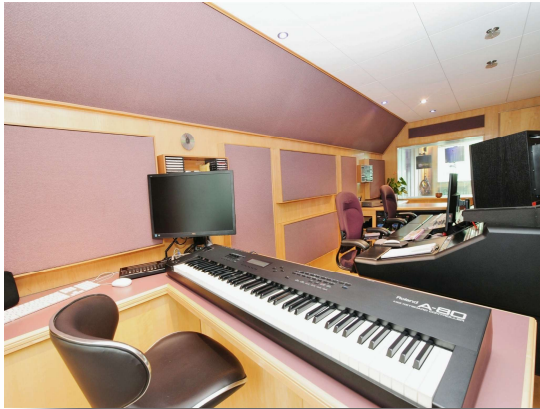


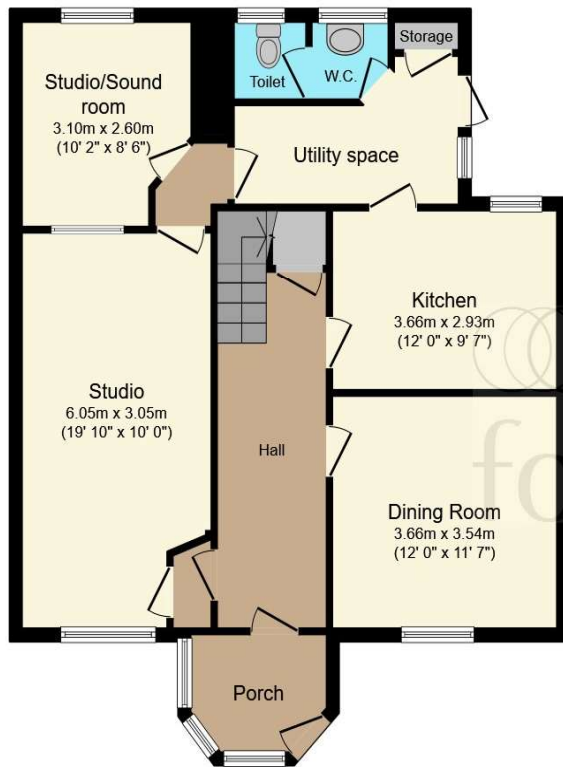
**Battle Road, St. Leonards-On-Sea TN37 7BA**

**welcome to**

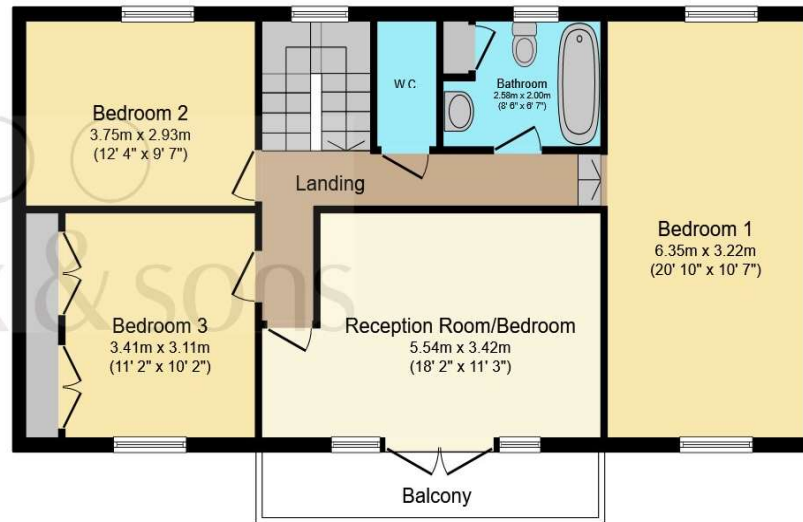
**Battle Road, St. Leonards-On-Sea**

One of a kind, three/four bedroom detached family home, complete with three double bedrooms, spacious living space and a professional recording/music studio. Offering ample parking space, private wrap around garden and a garage.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Recording Studio**  
19' 10" x 10' ( 6.05m x 3.05m )

**Sound Room**  
10' 2" x 8' 6" ( 3.10m x 2.59m )

**Dining Room**  
12' x 11' 7" ( 3.66m x 3.53m )

**Kitchen**  
12' x 9' 7" ( 3.66m x 2.92m )

**Utility Space**

**Cloakroom/W.C**

**Lounge/Bedroom**  
18' 2" x 11' 3" ( 5.54m x 3.43m )

**Bedroom One**  
20' 10" x 10' 7" ( 6.35m x 3.23m )

**Bedroom Two**  
12' 4" x 9' 7" ( 3.76m x 2.92m )

**Bedroom Three**  
11' 2" x 10' 2" ( 3.40m x 3.10m )

**Bathroom**

Total floor area 160.3 m<sup>2</sup> (1,725 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)

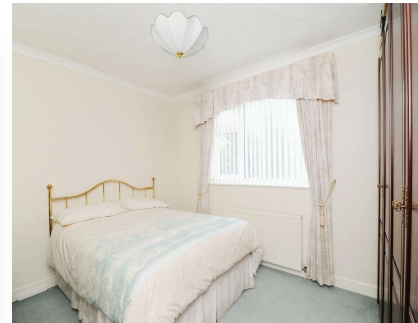
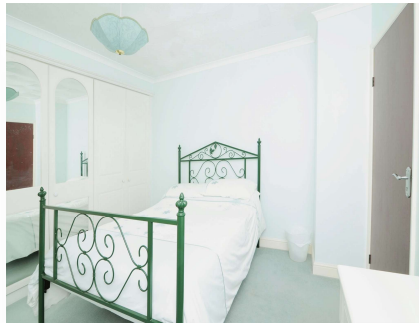
**welcome to**

## **Battle Road, St. Leonards-On-Sea**

- THREE/FOUR BEDROOMS
- DETACHED FAMILY HOME
- PROFESSIONAL RECORDING STUDIO
- AMPLE LIVING SPACE
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: Awaiting

# £550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS122082 - 0003

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