



**Fern Road, St. Leonards-On-Sea TN38 0UH**



**welcome to**

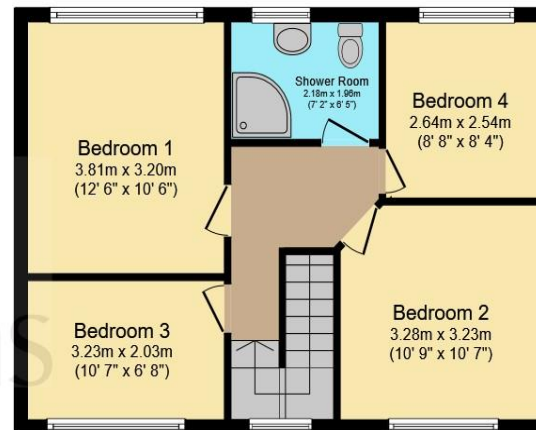
**Fern Road, St. Leonards-On-Sea**

**\*\*GUIDE PRICE £460,000 - £475,000\*\*** This gorgeous FOUR BEDROOM DETACHED house with a DRIVEWAY & GARAGE, includes a spacious lounge opening to the conservatory and LARGE GARDEN, dining room, modern fitted kitchen, utility room, separate w/c and family bathroom.





**Ground Floor**



**First Floor**

Total floor area 136.5 m<sup>2</sup> (1,470 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)

**Porch**

**Hallway**

**Cloakroom**

**Lounge**

19' 9" x 10' 9" ( 6.02m x 3.28m )

**Conservatory**

12' 4" x 10' 3" ( 3.76m x 3.12m )

**Kitchen**

9' x 6' 6" ( 2.74m x 1.98m )

**Utility Room**

7' 2" x 6' 6" ( 2.18m x 1.98m )

**Dining Room**

11' 7" x 10' 4" ( 3.53m x 3.15m )

**Garage**

15' 8" x 7' 2" ( 4.78m x 2.18m )

**Bedroom One**

12' 6" x 10' 6" ( 3.81m x 3.20m )

**Bedroom Two**

10' 9" x 10' 7" ( 3.28m x 3.23m )

**Bedroom Three**

10' 7" x 6' 8" ( 3.23m x 2.03m )

**Bedroom Four**

8' 8" x 8' 4" ( 2.64m x 2.54m )

**Shower Room**

**welcome to**

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

- FOUR BEDROOM DETACHED HOUSE
- DRIVEWAY
- GARAGE
- CONSERVATORY
- LARGE GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

guide price

**£460,000 - £475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAS122774 - 0003

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