

# JOHN BRAY & SONS



7 Boscobel Road  
, St. Leonards-On-Sea, TN38 0LU

Offers In Excess Of £430,000



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, St. Leonards-On-Sea, TN38 0LU

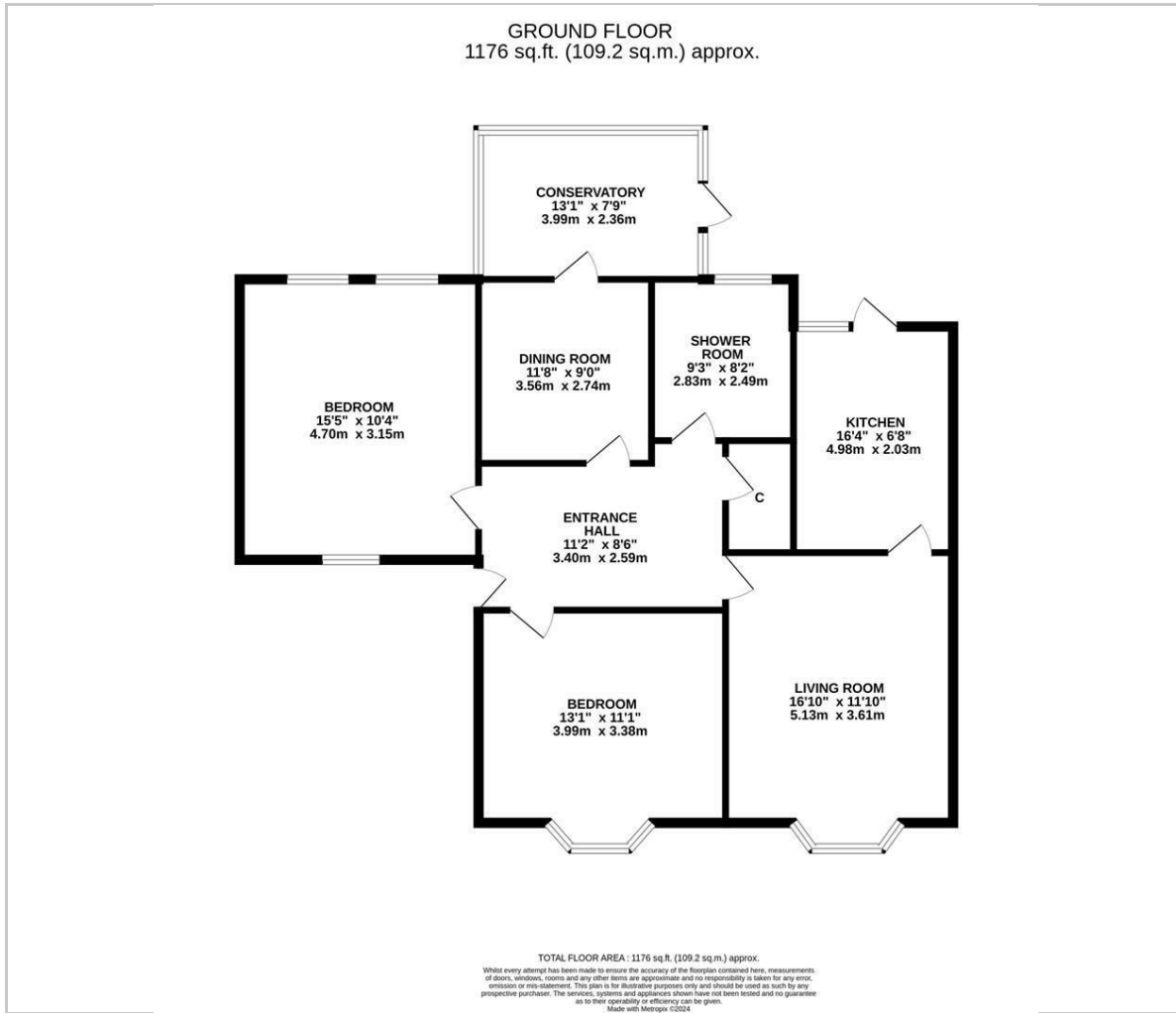
The property: a charming three bedroom bungalow with a garage designed by Decimus Burton located in a sought after St. Leonards setting. The property is located within a sandstone wall with a few steps leading to the front door, you enter in to a large and welcoming entrance hallway with accommodation enjoying a wealth of original features comprising a bay fronted living room with a feature brick fireplace, this leads through to the kitchen which is fitted with pastel yellow units. There are two well proportioned double bedrooms and a third bedroom which is currently set up as a dining room opening to a conservatory with the low maintenance garden that is mostly paved with a summer house. Externally there is a detached garage accessed via a small road to the side of the property. Being sold with no onward chain.

The location: situated in a desirable West St. Leonards location within walking distance to St. Leonards Gardens and the seafront. It's enviably placed within easy reach of West St. Leonards railway station and local shops.





## Floor Plan



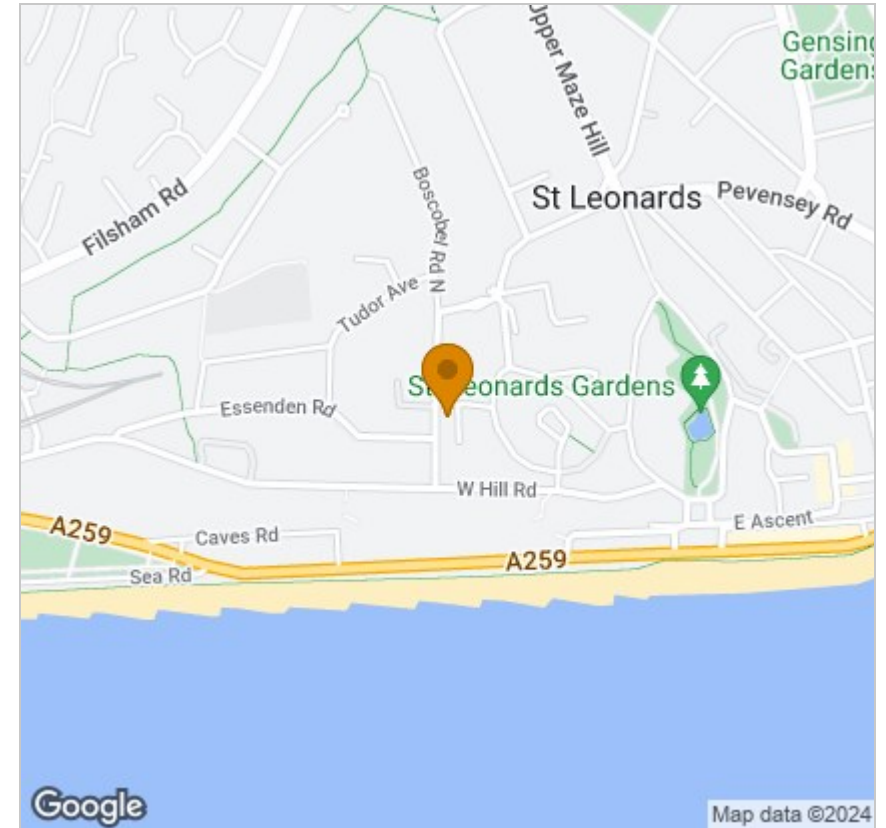
## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

