



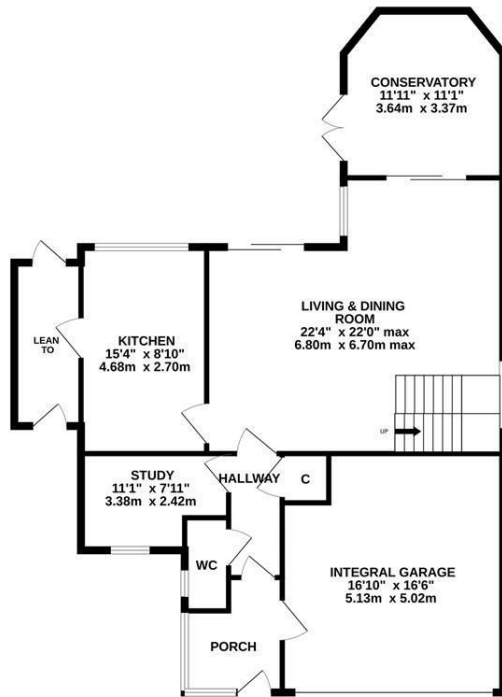
Cockcrow Wood, St. Leonards-On-Sea TN37 7HW

Offers in excess of £485,000

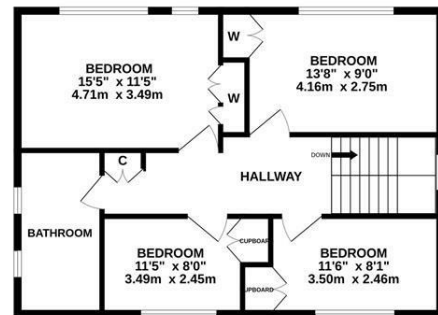


A bright and spacious four/five bedroom DETACHED FAMILY HOME with a double garage situated within a SMALL CUL-DE-SAC in a sought after Little Ridge setting. Located within immediate reach of local schools, a shop, good transport links and The Conquest Hospital it's perfectly placed for family life. The accommodation benefits from well proportioned rooms and a VERSATILE LAYOUT, you enter in to sun porch where there is access to the integral double garage. There is an IMPRESSIVE 'L SHAPE' LIVING AND DINING SPACE which measures 22'4 x 22'0 with two sets of sliding doors at the rear, one leading to the garden and the other opening to a LARGE CONSERVATORY which also enjoys access outside. There is a separate kitchen providing ample storage and an adjoining lean to. There is also a STUDY which could be used as a fifth bedroom and a downstairs cloakroom. The first floor houses FOUR BEDROOMS, all with BUILT-IN STORAGE and a large family bathroom. Externally there is a GENEROUS REAR GARDEN affording a level of seclusion and offering an area of patio followed by an expanse of lawn which is bordered with mature plants and fruit trees. At the front of the property there is a DRIVEWAY FOR TWO VEHICLES, giving access to the garage. Being sold with NO ONWARD CHAIN and available for the first time in over 40 years this fantastic family home is not to be missed.

GROUND FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 1943 sq.ft. (180.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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