







Towerscroft Avenue, St. Leonards-On-Sea TN37 7JB

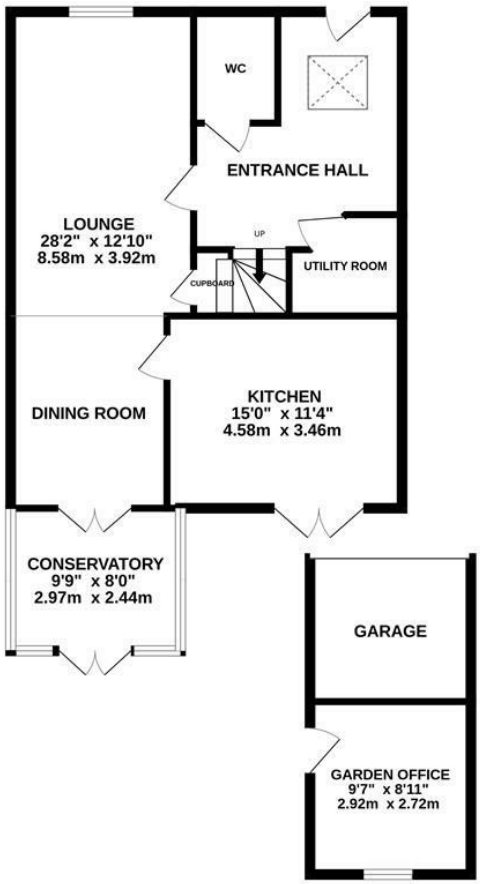
Offers in excess of £450,000

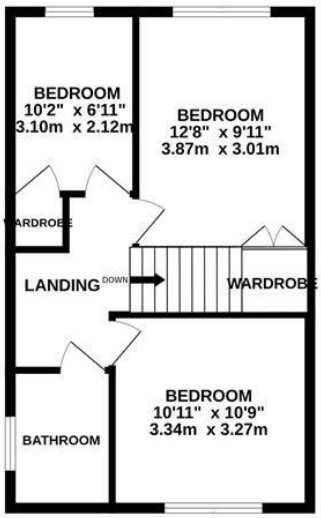
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A beautifully presented three bedroom DETACHED FAMILY HOME located in a sought after setting on the outskirts of St. Leonards within easy reach of popular schooling, good transport links and local superstores. The accommodation is immaculately and TASTEFULLY DECORATED THROUGHOUT offering a versatile space perfect for family life. The ground floor is arranged as a DUAL ASPECT LIVING AND DINING SPACE with double doors at the rear opening to the CONSERVATORY. The kitchen is positioned at the rear of the property and is fitted with stylish units and benefits from direct access to the garden, enjoying ELECTRIC UNDERFLOOR HEATING that flows from the kitchen through to the entrance hall. There is also a handy W/C and downstairs UTILITY ROOM with ample storage. The first floor houses THREE DOUBLE BEDROOMS, all fitted with BUILT-IN WARDROBES, together with a modern shower room. Externally the garden has been designed to maximise the entertaining areas, there is a lower level of patio with a raised deck providing a seating area and a SUMMER HOUSE. The garage has been converted to provide an ADDITIONAL RECEPTION AREA, it would make an ideal home office or playroom. At the front of the house the large driveway offers OFF ROAD PARKING for multiple vehicles.

GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.





TOTAL FLOOR AREA : 1285 sq.ft. (119.4 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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