

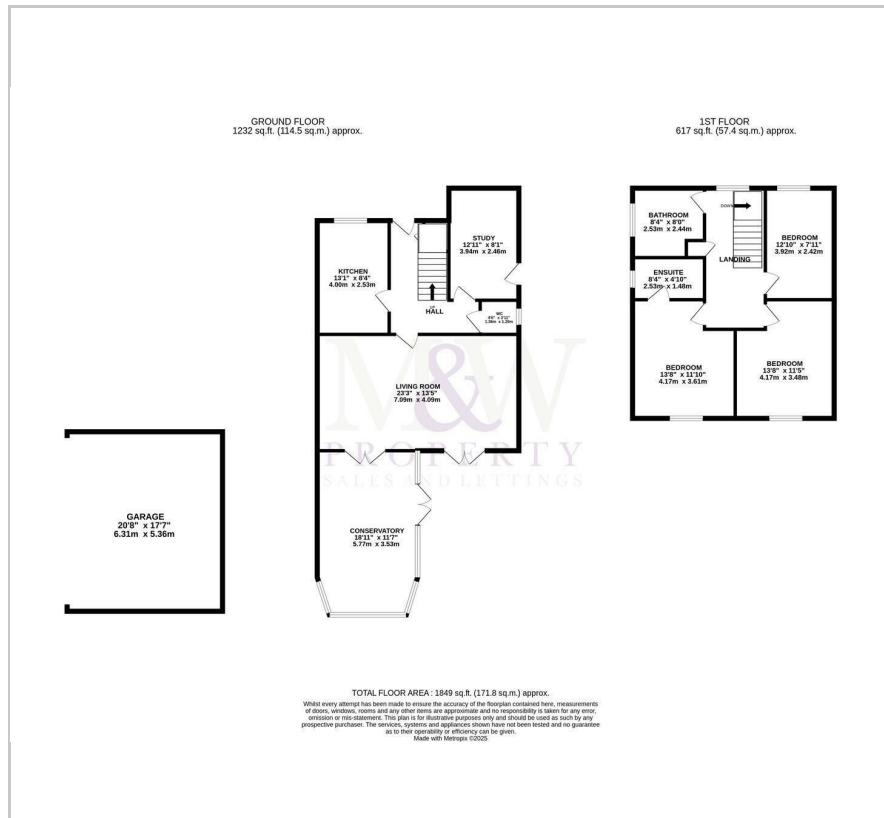


1 The Glades Battle Road  
St. Leonards-On-Sea, TN377BE

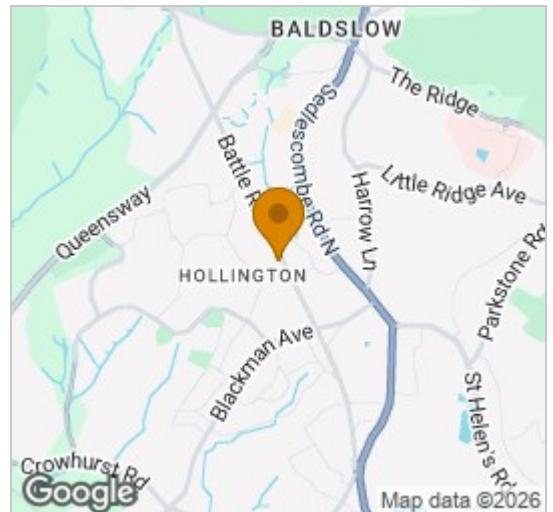
Asking Price £425,000



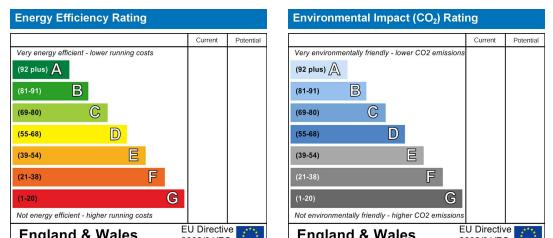
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our St Leonards on Sea Office on 01424 420073 if you wish to arrange a viewing appointment for this property or require further information.

- Spacious modern house set in large plot
- Large separate double garage
- Lawns front and back
- Annexed dwelling potential
- Off street parking for 5 + cars
- Set back from road



A generously proportioned detached home set well back from the road and surrounded by expansive lawned gardens. This modern 3 bed build offers an excellent sense of space and light throughout with a contemporary layout designed for comfortable family living.

It's important to note that the property also represents an opportunity for a range of lifestyles considering the large double garage which offers scope to convert the garage into a holiday let, studio, or further family accommodation (subject to planning). There is a generous driveway providing extensive parking with the grounds to the front offering potential for additional parking, garden landscaping, or the addition of a home office or studio.

Another great feature of the property is the impressive, solidly-built integral conservatory. This provides a wonderful year-round living/dining area and beautifully complements the large living room.

There are three well-sized bedrooms on the first floor, including a principal bedroom with en-suite, alongside a stylish family bathroom.



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.