

# JOHN BRAY & SONS



63 Wentworth Way  
, St. Leonards-On-Sea, TN38 0XG

Offers In Excess Of £300,000



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

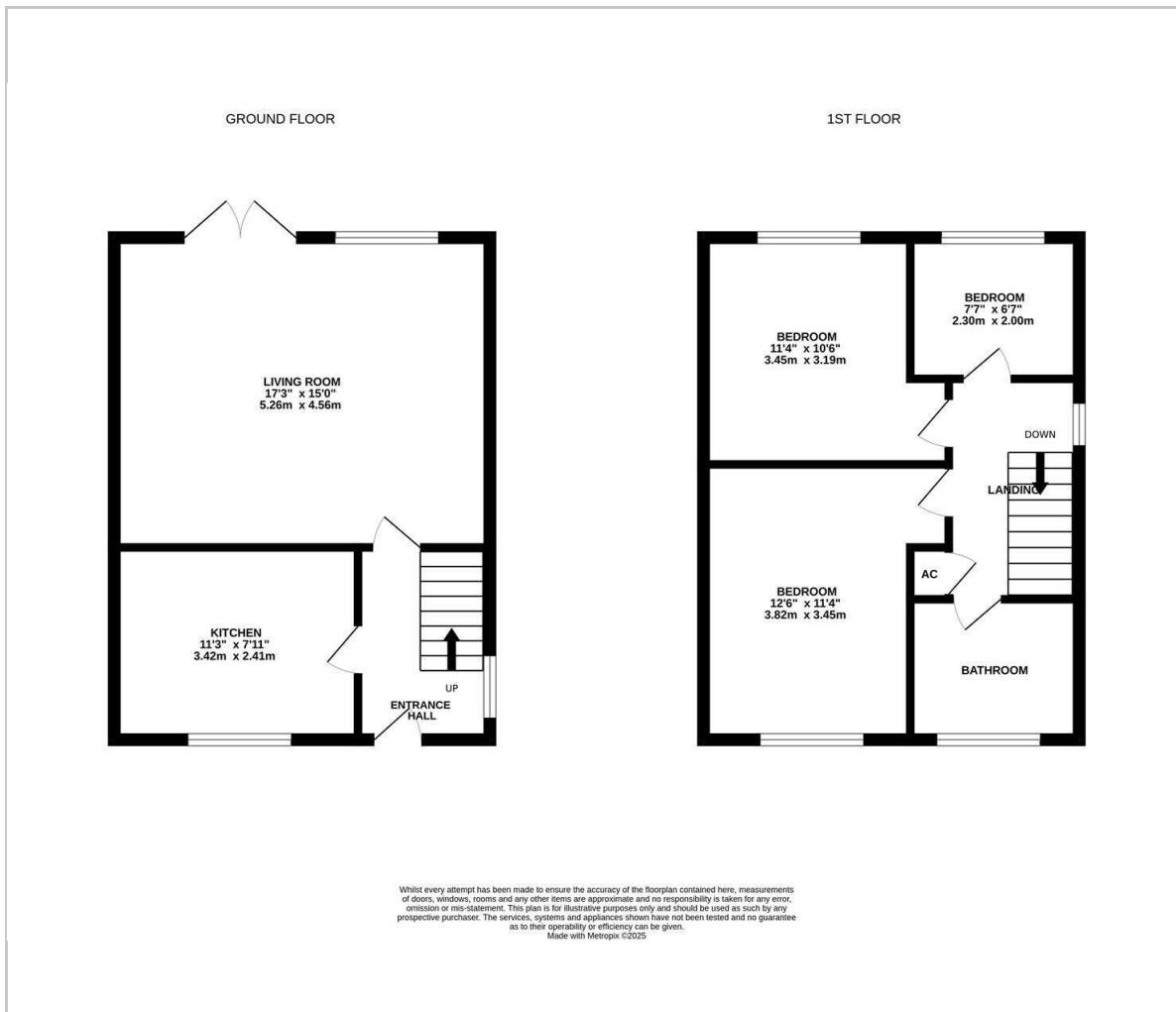
The property: a spacious and well presented three bedroom semi-detached house with a generous garden and driveway, set in a sought after West St. Leonards location. The accommodation is arranged as a bright living and dining space, providing room for a full dining table and enjoys double doors opening to the private garden. The separate kitchen sits to the front of the property and is fitted with contemporary units and offers room for appliances. The first floor comprises three bedrooms, two of which are well-proportioned double rooms, and a modern family bathroom including a shower over the bath. The level rear garden is easily managed with an area of patio and an expanse of lawn. Benefiting from an extra area of garden on the side return offering the potential for extension or a garage, subject to obtaining necessary planning permission. There is a double length driveway to the front of the property providing off road parking for multiple vehicles and giving side access.

The Location: enviably located within a quiet residential cul-de-sac, in easy reach of schools, local shops, bus routes and West St. Leonards mainline railway station.

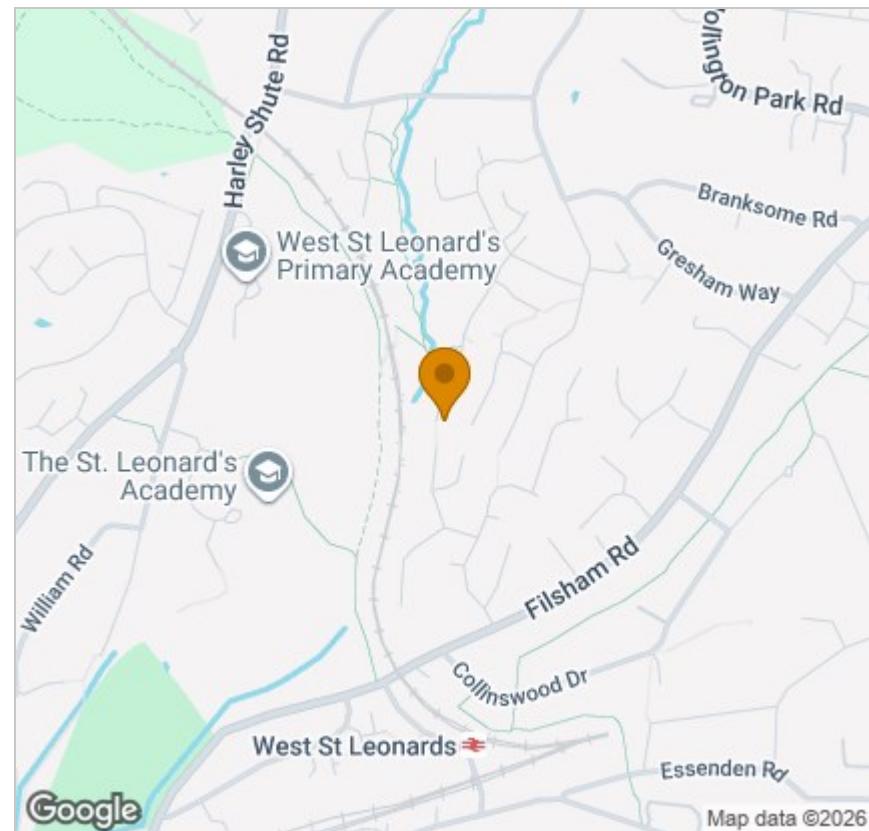




## Floor Plan



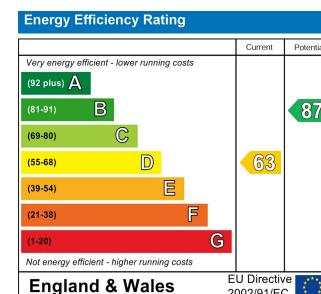
## Area Map



## 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.

## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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