







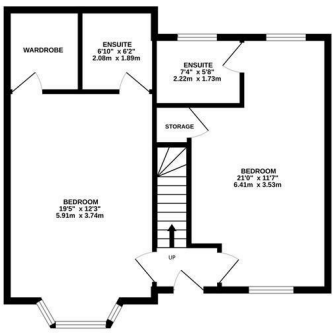
Clinton Crescent, St. Leonards-On-Sea TN38 0RW

Offers in excess of £725,000

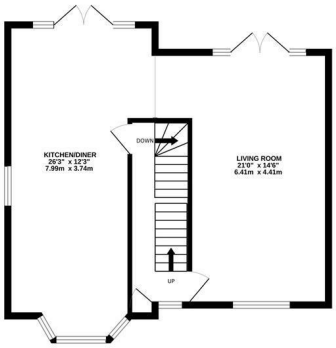
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A well presented DETACHED HOUSE with OFF ROAD PARKING FOR TWO VEHICLES, situated in one of St. Leonards most sought after addresses. It's enviably positioned within immediate reach of local stores at Bohemia and just a short stroll from the hub of St. Leonards-On-Sea which offers a collection of independent shops, eateries, galleries and access to the beach. If you fancy venturing further afield St. Leonards mainline railway station offers connections to London stations in just over 1 hour and 20 minutes. The IMPRESSIVE ACCOMMODATION spans three storeys and enjoys a VERSATILE LAYOUT and GENEROUS PROPORTIONS throughout. The OPEN PLAN KITCHEN/DINER is located on the first floor and enjoys stylish fitted units and access to the REAR GARDEN, together with the SPACIOUS LIVING ROOM which measures an impressive 21'0 x 14'6 and benefits from a JULIETTE BALCONY overlooking the garden. On the ground floor there are two DOUBLE BEDROOMS with SHOWER ENSUITES, and the larger of the two bedrooms enjoys a WALK-IN WARDROBE. The additional two DOUBLE BEDROOMS are positioned on the upper floor with the primary

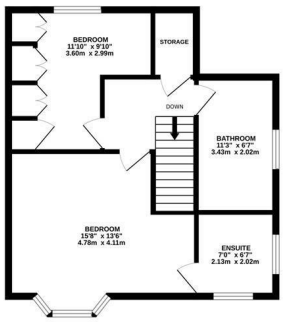
GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



2ND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 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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