



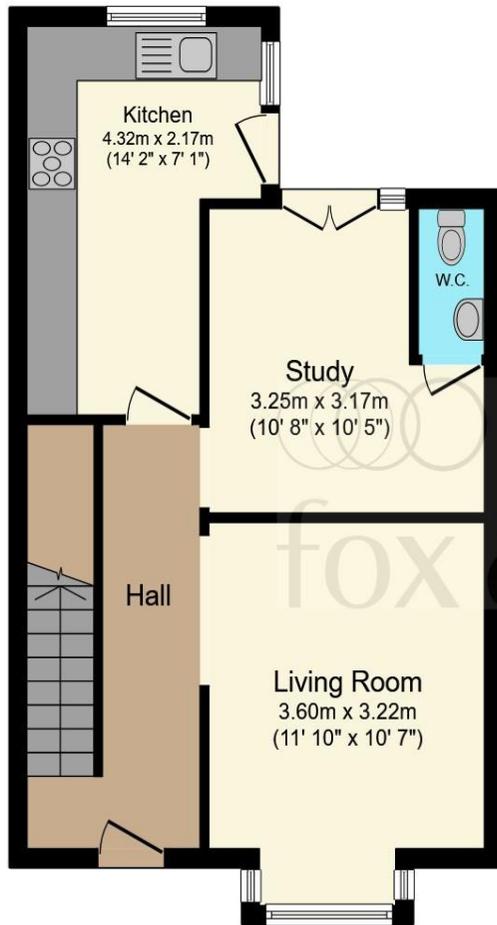
**Battle Road, St. Leonards-On-Sea TN37 7BB**

**welcome to**

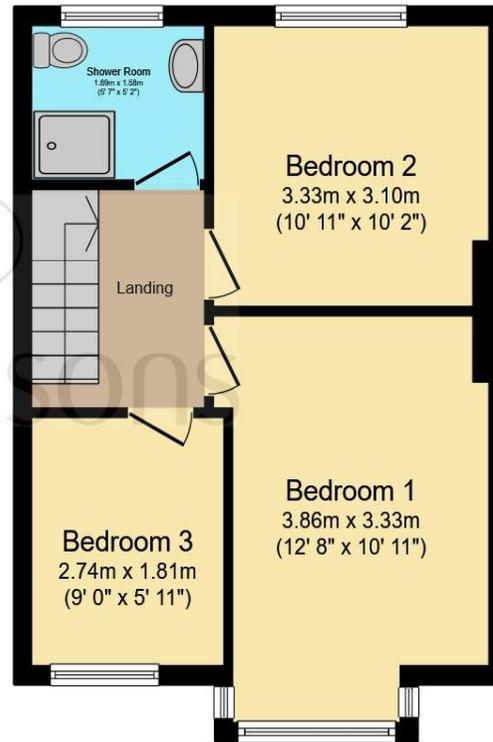
**Battle Road, St. Leonards-On-Sea**

This well-presented three-bedroom semi-detached house offers generous living space and a convenient location. The property boasts the three bedrooms, two reception rooms separate w/c, bathroom, off road parking, large rear garden.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Living Room**

10' 7" x 11' 10" ( 3.23m x 3.61m )

**Study / Second Reception Room**

10' 5" x 10' 8" ( 3.17m x 3.25m )

**Separate W/C**

**Kitchen**

7' 1" x 14' 2" ( 2.16m x 4.32m )

**First Floor Landing**

**Bedroom One**

10' 11" x 12' 8" ( 3.33m x 3.86m )

**Bedroom Two**

10' 2" x 10' 11" ( 3.10m x 3.33m )

**Bedroom Three**

5' 11" x 9' ( 1.80m x 2.74m )

**Family Bathroom**

Total floor area 85.0 m<sup>2</sup> (915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Battle Road, St. Leonards-On-Sea

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- SEPARATE W/C
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAS123325 - 0004

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