







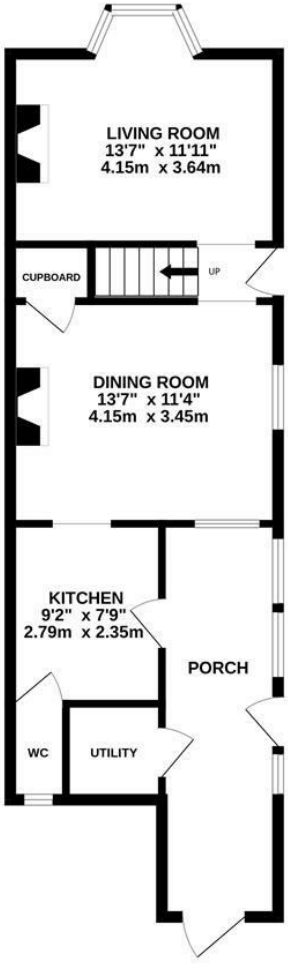
Battle Road, St. Leonards-On-Sea TN37 7BQ

Offers in excess of £325,000

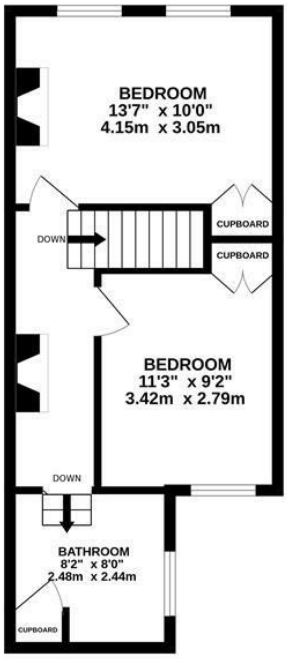
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A simply stunning TWO BEDROOM SEMI-DETACHED HOUSE with OFF ROAD PARKING situated in a convenient location on the outskirts of St. Leonards On Sea. It's nestled back from the main road, in a private secluded slip road within walking distance to local shops, good transport links to the A21 and the historic town of Battle with popular schools making this home perfectly placed for family life. With GENEROUS PROPORTIONS and ORIGINAL FEATURES throughout, including EXPOSED FLOORBOARDS and FEATURE FIREPLACES. Accessed via a large entrance porch with QUARRY TILES, the accommodation here spans two storeys with the ground floor comprising of a MODERN FITTED KITCHEN with shaker style units and a BUILT-IN PANTRY, which offers access to the garden and the SEPARATE W/C, leading through to the SPACIOUS DINING ROOM where there is a WOOD BURNING STOVE. The BAY FRONTED LIVING ROOM is positioned at the rear of the property and enjoys BUILT-IN STORAGE UNITS. The TWO DOUBLE BEDROOMS are positioned on the upper floor, both benefitting from BUILT-IN CUPBOARDS, together with the FAMILY BATHROOM

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.7 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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