

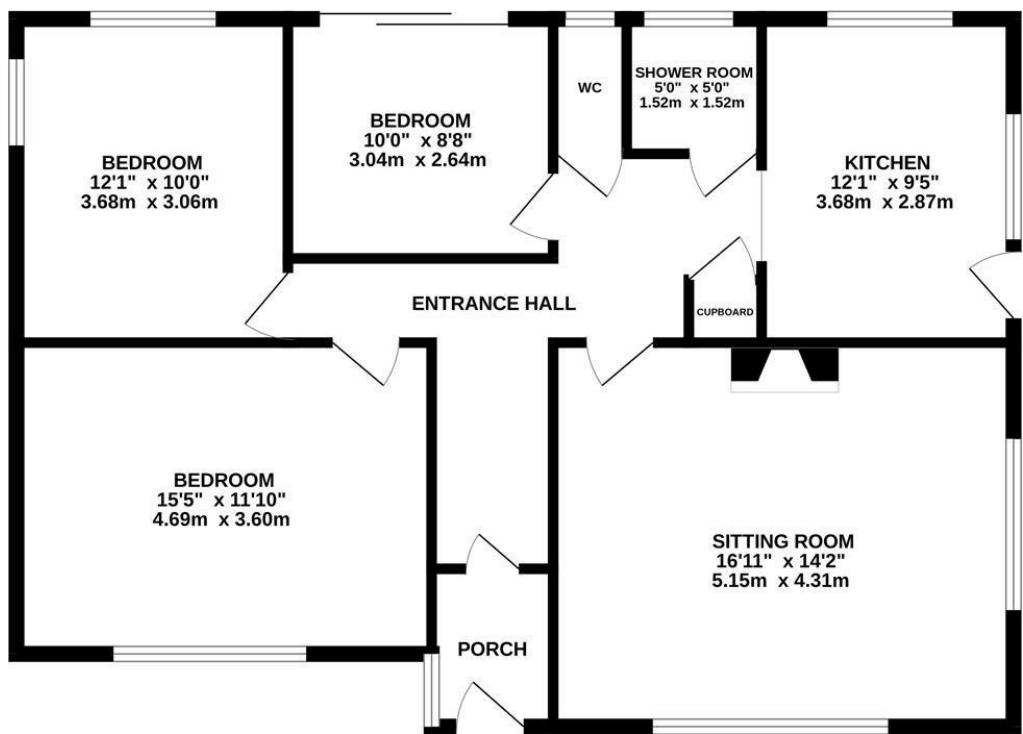
## Fern Road, St. Leonards-On-Sea TN38 0UL

Offers in excess of £450,000



A bright and spacious THREE BEDROOM family home located in a sought after WEST ST. LEONARDS LOCATION within easy reach to local shops, popular schools and good transport links. The accommodation here is accessed via a porch and welcoming entrance hall and enjoys GENEROUS PROPORTIONS THROUGHOUT, as well as STUNNING SEA VIEWS. The living room, which measures an impressive 16'11 x 14'2, is positioned at the front of the property, whilst the FITTED KITCHEN is at the rear and benefits from ample storage and worktop space, and access to the REAR GARDEN. There are THREE DOUBLE BEDROOMS together with a FAMILY SHOWER ROOM and SEPARATE WC. The tiered rear garden has been landscaped offering an area of patio which offers the perfect spot to DINE AL-FRESCO, followed by a generous expanse of lawn boarded by mature greenery and shrubs, and an additional seating area with SEA VIEWS to Beachy Head. Set back from the road, this fantastic property also hosts two front lawns with an array of wild flowers. There is a driveway which offers OFF ROAD PARKING FOR TWO VEHICLE'S and a GARAGE. Being sold with NO ONWARD CHAIN this fantastic family home is not to be missed.

GROUND FLOOR



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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