







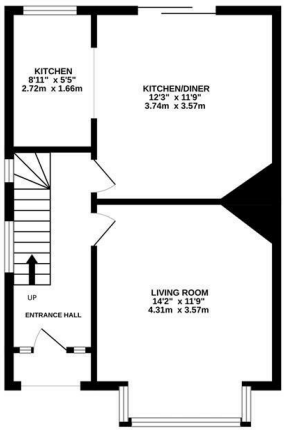
Upper Glen Road, St. Leonards-On-Sea TN37 7AX

Offers in excess of £365,000

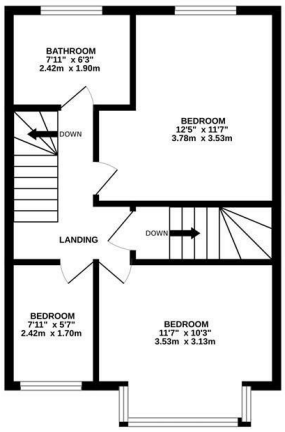
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A well presented FOUR BEDROOM, TWO RECEPTION ROOM semi-detached home with OFF ROAD PARKING. Its enviably located in a quiet and sought after position on the Northern outskirts of St. Leonards within easy reach of popular schools, supermarkets, the A21 and good transport links. Close to the historic Town of Battle where there are local shops, eateries and a mainline railway station with connections to London. Spanning three storeys, the accommodation here is presented to a high standard throughout, arranged as a BRIGHT BAY FRONTED LIVING ROOM which enjoys a FEATURE FIREPLACE together with the OPEN PLAN KITCHEN DINER which offers a MODERN FITTED KITCHEN and ample room for a full dining table, giving access to the REAR GARDEN. Three bedrooms are positioned on the second floor, with two being DOUBLE, together with the FAMILY BATHROOM which enjoys a bath with shower and screen over. The upper floor houses the primary bedroom which measures an impressive 17'2 x 11'2 and benefits from GENEROUS EAVES STORAGE. Externally the REAR GARDEN is a particular feature here, enjoying a large patio off of

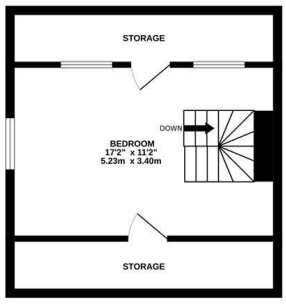
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



21 UPPER GLEN ROAD

TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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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