







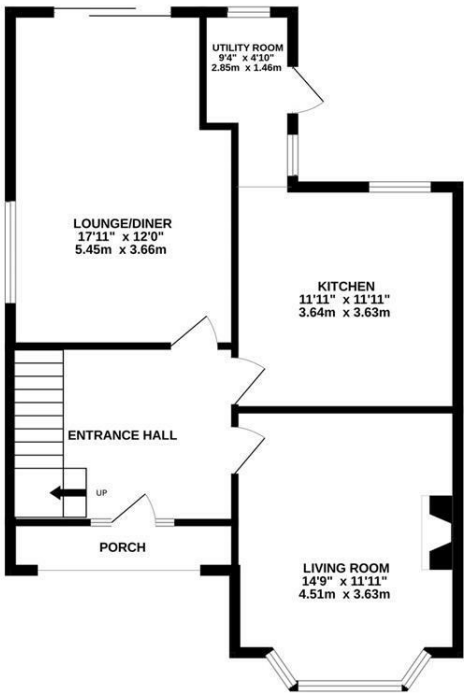
Sedlescombe Road North, St. Leonards-On-Sea TN37 7EN

Offers in excess of £375,000

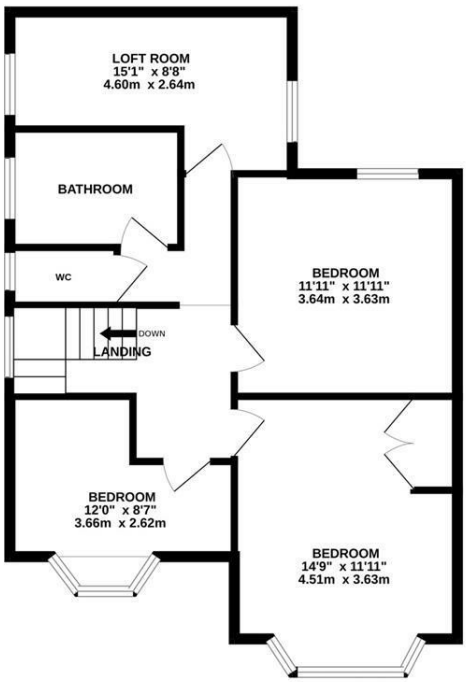
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A beautifully presented three bedroom, two reception room 1930's SEMI-DETACHED HOUSE with off road parking for multiple vehicles and a garage. Situated in a convenient location close to popular schools, shops and transport links it's PERFECTLY PLACED FOR FAMILY LIFE. The accommodation here is arranged as a BRIGHT LIVING ROOM which enjoys a bay window framing a front aspect while the second reception room is positioned at the rear of the property offering plenty of room for a full dining table and SLIDING DOORS leading to the rear garden. The MODERN FITTED KITCHEN is separate providing ample storage, worktop space and a handy breakfast bar creating the ideal sociable space. There is also an adjoining UTILITY ROOM on this floor. The first floor houses three bedrooms, two of which are WELL PROPORTIONED double rooms, together with a STYLISH FAMILY BATHROOM and separate W/C. This property also benefits from an ADDITIONAL LOFT ROOM which could be as an occasional bedroom. The rear garden is a particular feature here, there is a raised area of patio perfect for DINING AL-FRESCO leading down to two sections of lawn bordered by mature shrubs and trees while to the front of the property there is a DRIVEWAY leading to the garage. Set in a SOUGHT AFTER POSITION this fantastic property would make the perfect family home and is not to be missed.

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 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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