



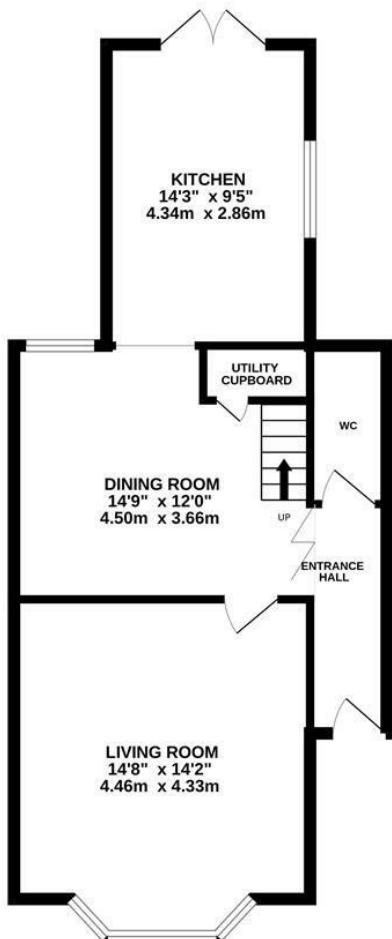
**Vale Road, St. Leonards-On-Sea TN37 6PT**

**Offers in excess of £485,000**

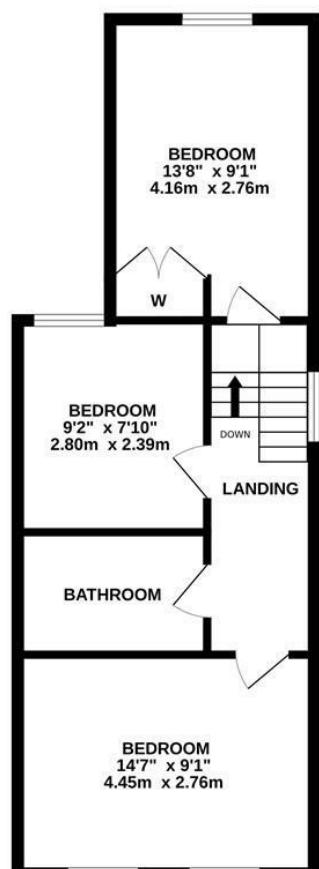


A beautifully presented three bedroom, TWO RECEPTION ROOM Victorian family home occupying an enviable Silverhill location, JUST MOMENTS FROM ALEXANDRA PARK. There are local shops within walking distance along with great transport links and popular schools. You enter on the ground floor in to a welcoming entrance hall with a w/c where the accommodation is arranged as a bright, BAY FRONDED LIVING ROOM with a feature fireplace fitted with a WOOD-BURNING STOVE, there is a separate dining room with a lovely outlook of the garden and this leads through to the kitchen which is positioned at the rear of the house with double doors leading outside. The kitchen is FITTED WITH MODERN UNITS offering ample storage and worktop space. There is also a UTILITY CUPBOARD with power and plumbing for a washing machine. The first floor houses THREE DOUBLE BEDROOMS together with a STYLISH FAMILY BATHROOM where there is a shower over the bath. Externally the level rear garden benefits from GATED SIDE ACCESS and is mainly laid to lawn with TWO DETACHED GARDEN STUDIOS with power providing the perfect space to work from home. At the front of the house there is a driveway with OFF ROAD PARKING for TWO VEHICLES.

GROUND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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. 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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