



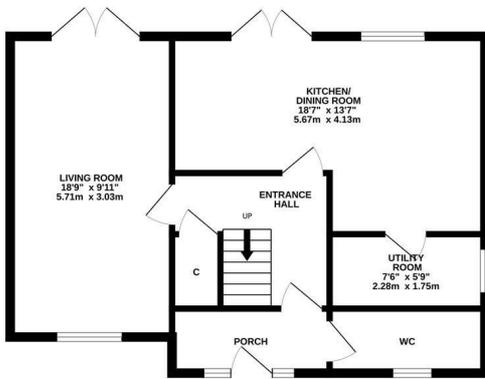
## The Suttons, St. Leonards-On-Sea TN38 9RA

Offers in the region of £500,000



An exceptionally well presented FOUR BEDROOM, two bathroom family home with a DOUBLE GARAGE. It's enviably positioned within a QUIET CUL-DE-SAC within easy reach of local shops, schools and good transport links. The accommodation has been refurbished to a high standard throughout, you enter to a porch with a DOWNSTAIRS CLOAKROOM and in turn a welcoming entrance hall with stairs rising to the first floor encased in glass. There is a DUAL ASPECT LIVING ROOM with an electric fireplace and double doors leading out to the rear garden, the kitchen and dining space with an ADJOINING UTILITY ROOM. The kitchen is fitted with contemporary units housing integrated appliances including a fridge/freezer, oven and hob, there is plumbing in the utility room for a washing machine. The first floor houses four bedrooms, three of which are generous double rooms, together with a modern family bathroom. The main bedroom also benefits from BUILT-IN WARDROBES and an EN-SUITE SHOWER ROOM. Externally the private rear garden enjoys a large patio spanning the width of the property providing the perfect space to dine al-fresco, it's bordered by a generous expanse of lawn. At the front of the house there is a lawned front garden and the DRIVEWAY provides off road parking giving access to the detached double garage which benefits from electric up and over doors.

GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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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