



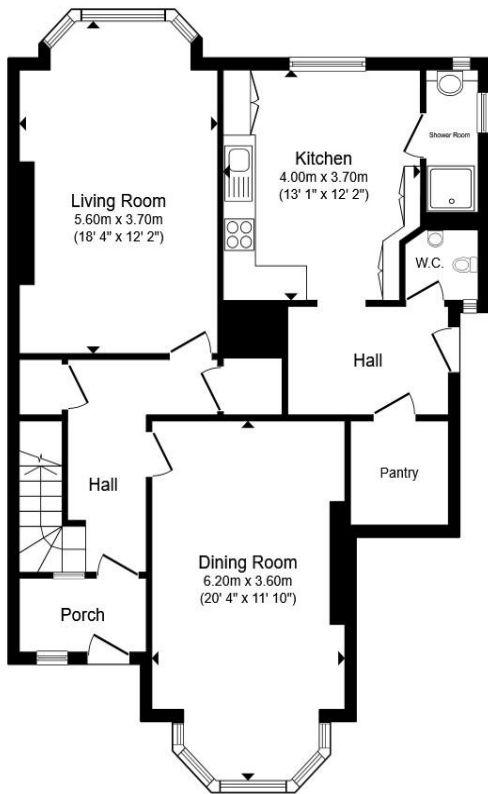
**Woodland Vale Road, St. Leonards-On-Sea TN37 6JJ**

**welcome to**

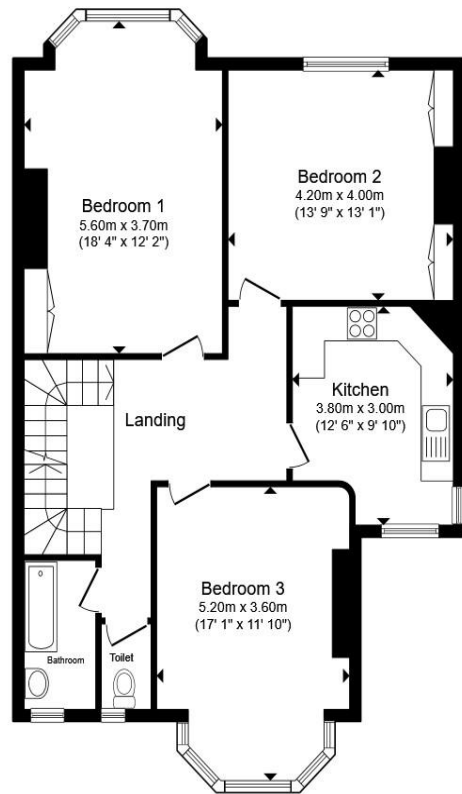
**Woodland Vale Road, St. Leonards-On-Sea**

Situated within the ever-desirable coastal location of St Leonard'-on-Sea, this impressive period home combines generous living accommodation with an abundance of original character, all while benefiting from close proximity to highly regarded schooling, local amenities and mainline railway stations

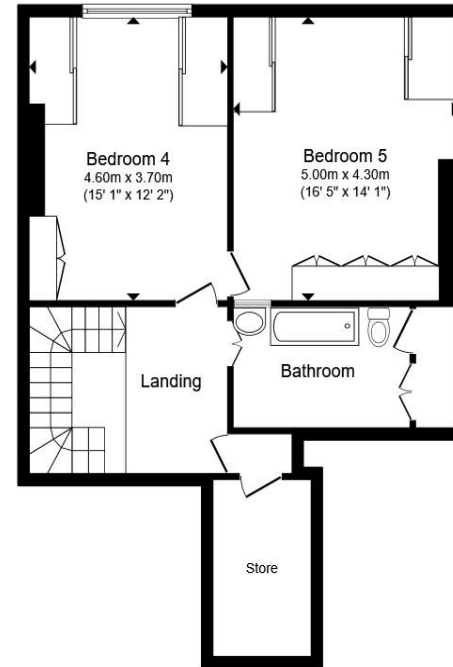




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 241.3 m<sup>2</sup> (2,597 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Ground Floor:**

**Entrance Porch & Hallway**

**Dining Room**

20' 4" x 11' 10" ( 6.20m x 3.61m )

**Living Room**

18' 4" x 12' 2" ( 5.59m x 3.71m )

**Kitchen**

13' 1" x 12' 2" ( 3.99m x 3.71m )

**Pantry & Seperate Wc**

**First Floor:**

**Bedroom One**

18' 4" x 12' 2" ( 5.59m x 3.71m )

**Bedroom Two**

13' 9" x 13' 1" ( 4.19m x 3.99m )

**Bedroom Three**

17' 1" x 11' 10" ( 5.21m x 3.61m )

**Kitchen**

12' 6" x 9' 10" ( 3.81m x 3.00m )

**Bathroom & Seperate Wc**

**Second Floor:**

**Bedroom Four**

15' 1" x 12' 2" ( 4.60m x 3.71m )

**Bedroom Five**

16' 5" x 14' 1" ( 5.00m x 4.29m )

welcome to

## Woodland Vale Road, St. Leonards-On-Sea

- SIX BEDROOM
- PERIOD HOME
- TRADITIONAL FEATURES
- REAR GARDEN
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

**£700,000 - £725,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAS123725 - 0003

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