



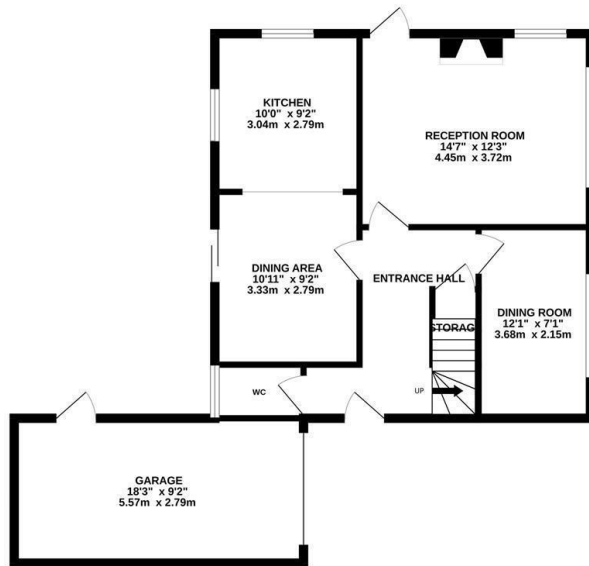
Charles Road West, St. Leonards-On-Sea TN38 0RU

Offers in excess of £400,000

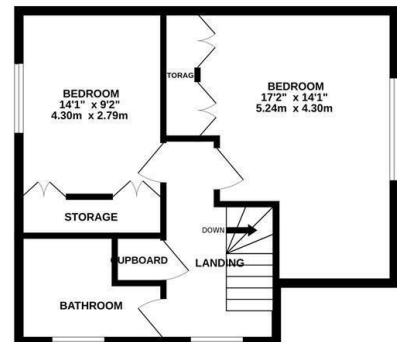


A spacious three bedroom link-detached CHALET STYLE HOME enjoying a corner plot with a GARAGE AND OFF ROAD PARKING. It's enviably positioned in a sought after St. Leonards location, with good transport links, shops and a tennis club within walking distance. The WELL PRESENTED ACCOMMODATION spans two floors and is arranged as a DUAL ASPECT LIVING ROOM which benefits from access out to the garden, a separate kitchen with an adjoining dining room and a GROUND FLOOR BEDROOM which is currently being used as a second reception room. There is also a HANDY DOWNSTAIRS CLOAKROOM. On the first floor there are two well-proportioned double bedrooms, both benefitting from BUILT-IN STORAGE, together with a family bathroom. Externally the garden wraps around the property and is mainly lawn to lawn bordered by established flower beds. At the front of the property there is a GATED DRIVEWAY providing off road parking.

GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (112.0 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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