



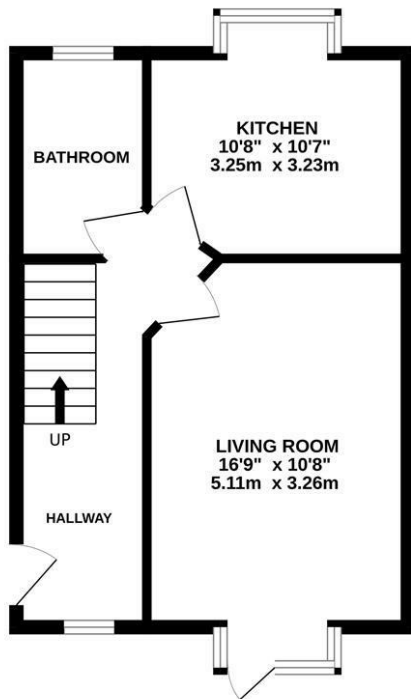
Old Harrow Road, St. Leonards-On-Sea TN37 7ED

Offers in excess of £270,000

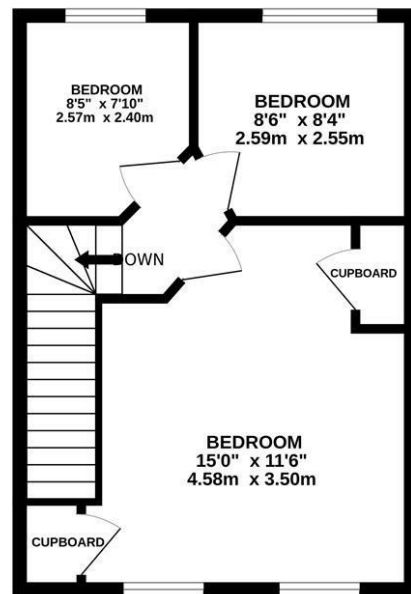


A beautifully presented THREE BEDROOM semi detached 1930's family home with a GENEROUS REAR GARDEN. It is enviably positioned within easy reach of popular schools, local shops and good transport links. The accommodation is arranged as a WELL-PROPORTIONED LIVING ROOM with a feature fireplace and BAY WINDOW framing an outlook of and giving access to the rear garden. the NEWLY FITTED KITCHEN features stylish units housing INTEGRATED APPLIANCES, complete with a butler sink and compact laminate worktops. The family bathroom is fitted with a shower over the bath and positioned on the ground floor while the upper floor houses three double bedrooms. The principal bedroom benefits from built-in storage. Externally the garden offers an area of paving with a level expanse of lawn beyond, providing the PERFECT SPACE FOR FAMILY LIFE.

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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