



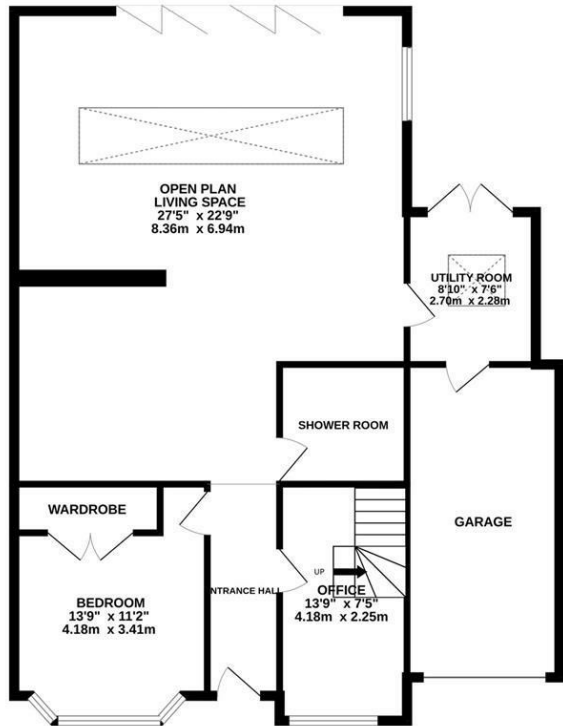
## Conqueror Road, St. Leonards-On-Sea TN38 8DD

£425,000

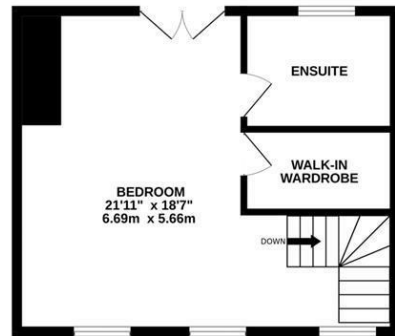


An immaculately presented SEMI-DETACHED HOUSE with a GENEROUS ESTABLISHED GARDEN, a garage and parking, positioned in an enviable West St. Leonards location, within walking distance of nearby shops, both primary and secondary schools, the beach, bus routes and West St. Leonards railway station. Expertly designed to offer a free flowing contemporary space, the accommodation here is arranged as a large, OPEN PLAN LIVING area which spans the rear of the property and measures an impressive 22'9 x 27'5 providing plenty of room for a full dining area, creating the ideal sociable setting. The kitchen is FITTED WITH NUMEROUS HIGH GLOSS UNITS housing integrated appliances along with a CENTRAL ISLAND which offers additional storage space. The bi-fold doors offer a great sense of indoor/outdoor living and frame an expansive outlook over the garden. There is a separate UTILITY ROOM which benefits from access to the garage and double doors leading to the garden. At the front of the property is a double bedroom featuring BUILT-IN WARDROBES, a shower room and a stylish home office which benefits from ample storage options. The

GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 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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