



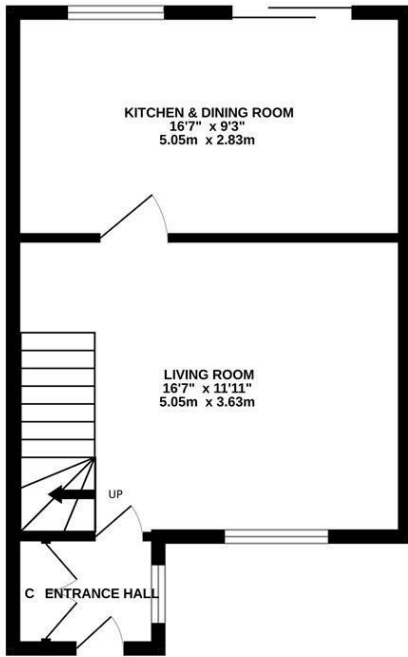
## Essenden Road, St. Leonards-On-Sea TN38 0XH

Offers in excess of £300,000

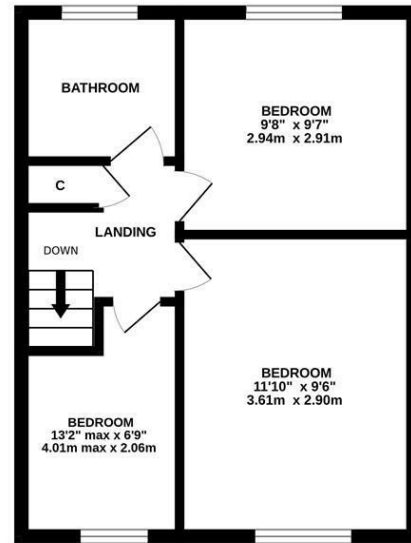


A well presented three bedroom semi detached house with off road parking occupying a sought after location in West St. Leonards, just moments from the beach and easy walking distance to local shops and West St. Leonards railway station. The accommodation has been recently refurbished throughout, accessed via an enclosed porch it's arranged as a spacious living room which enjoys a front aspect while the eat-in kitchen spans the rear of the property and is fitted with modern unit, offering ample room for a dining table with sliding doors opening to the private garden. The first floor houses three bedrooms, two of which are generous double rooms, together with a modern bathroom with a shower over the bath. Externally the rear garden provides a patio with a pergola creating the perfect spot to dine al-fresco, followed by a level expanse of lawn and a lower section of garden with a handy shed. At the front of the house the driveway is fitted with an EV charging point and provides off road parking for two vehicles.

GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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