



## Ooty House 46 The Green

, St. Leonards-On-Sea, TN38 0SY

**£440,000**



Superb, high specification three double bedroom end of terrace townhouse, situated in this popular quarter of St Leonards. This impressive home, built in 2015, comes with a host of desirable features, including front and rear gardens, off street parking, large loft space, modern fitted kitchen with underfloor heating and adjoining orangery / dining room, gas central heating, heritage sash style UPVC double glazing throughout, hardwood flooring, under-stairs storage and downstairs shower room with WC. The property also comes with the added benefit of being CHAIN FREE. Early viewing is highly recommended by the vendor's sole agents to avoid disappointment.





**HALLWAY**

Hardwood flooring, under floor heating, under-stairs storage, carpeted stairs leading to first floor landing.

**LIVING ROOM 15'1" x 13'1" (4.60m x 4.0m)**

Double French doors, hardwood flooring, double glazed sash style windows facing front aspect, underfloor heating.

**DOWNSTAIRS SHOWER ROOM**

Tiled flooring with under floor heating, three piece suite comprising shower cubicle, WC, and washbasin, frosted window double glazed window facing rear aspect.

**KITCHEN 15'6" x 11'3" (4.74m x 3.45m)**

Tiled flooring with underfloor heating, range of base and wall units, gas hob with extractor, built in double-oven, integrated fridge-freezer, integrated dishwasher, sink with additional worktop space. Quadruple high specification bi-fold doors opening onto rear garden.

**ORANGERY / DINING ROOM 21'7" x 11'1" (6.60m x 3.40m)**

Tiled flooring with under-floor heating, quadruple aspect sash style double glazed windows and skylight, recessed lighting, high specification bifold doors leading to rear garden.

**FAMILY BATHROOM**

Tiled flooring, heated towel rail, three piece suite comprising bath with thermostatic shower over, WC and washbasin, heated mirror with lighting, glazed double glazed window facing rear.

**PRINCIPAL BEDROOM 14'4" x 10'10" (4.38m x 3.32m)**

Hardwood flooring, double glazed sash style windows facing rear aspect, radiator

**BEDROOM TWO 13'1" x 11'5" (4.0m x 3.5m)**

Hardwood flooring, double glazed sash style windows facing front aspect, radiator

**BEDROOM THREE / STUDY 12'1" x 9'0" (3.70m x 2.76m)**

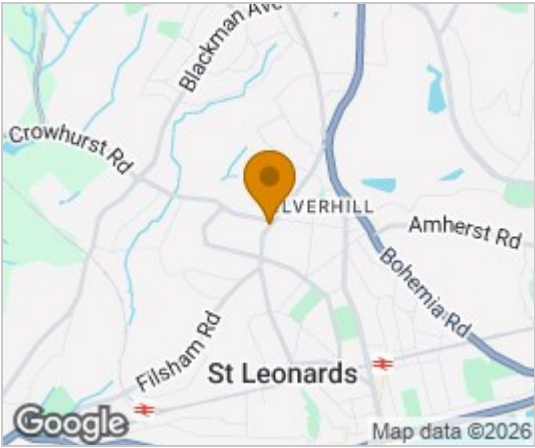
Hardwood flooring, double glazed sash style windows facing front aspect, radiator

**LARGE LOFT**

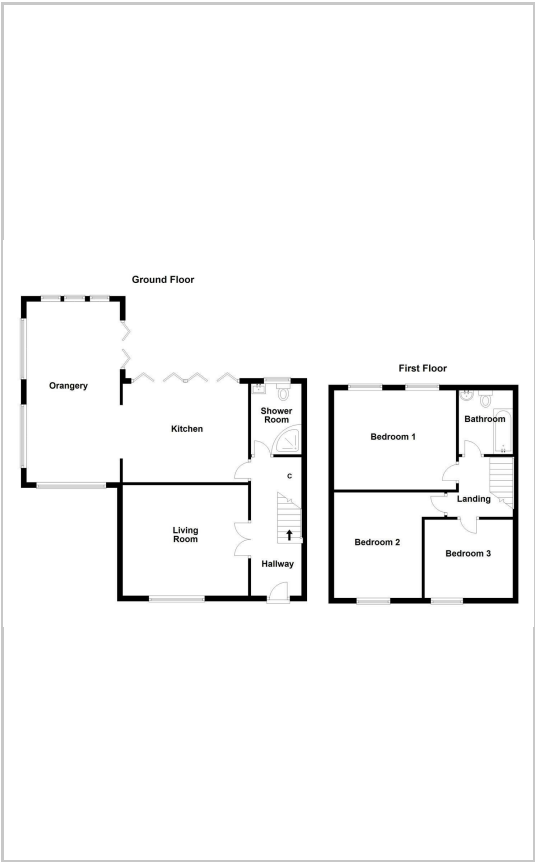
Accessed with inbuilt loft ladder via bedroom two, large storage space, lighting, part boarded

**GARDEN**

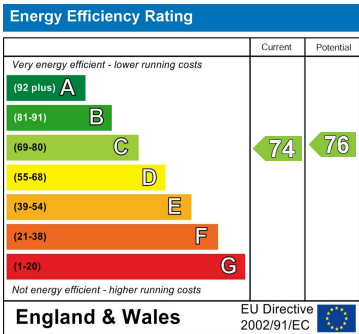
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.