



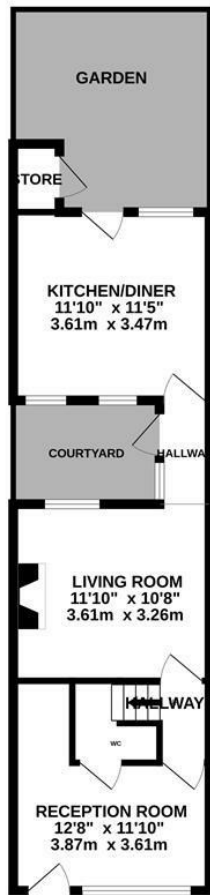
Bohemia Road, St. Leonards-On-Sea TN37 6RP

Offers in excess of £280,000



A charming three bedroom, THREE STOREY HOUSE situated in a sought after position CLOSE TO ALEXANDRA PARK and within immediate walking distance of local shops, schools and good transport links making this home perfectly placed for family life. The accommodation here offers a versatile layout, you enter into the ground floor where there is a bright reception room which is currently being used as a workspace and leads through to the main living area which enjoys a FEATURE FIREPLACE while the MODERN FITTED KITCHEN is positioned at the rear offering ample storage, worktop space and plenty of room for a dining table. There is also a separate W/C on this floor. The THREE DOUBLE BEDROOMS span the two upper floors together with a STYLISH FAMILY BATHROOM on the first floor where there is a bath with shower and screen over. Externally, there is a courtyard garden providing the ideal LOW MAINTENANCE SPACE along with a small courtyard off of the hallway. This property also benefits from a LARGE CELLAR which offers additional space for storage. Set in a CONVENIENT LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

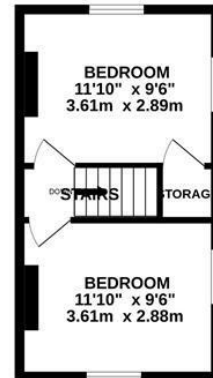
GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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