



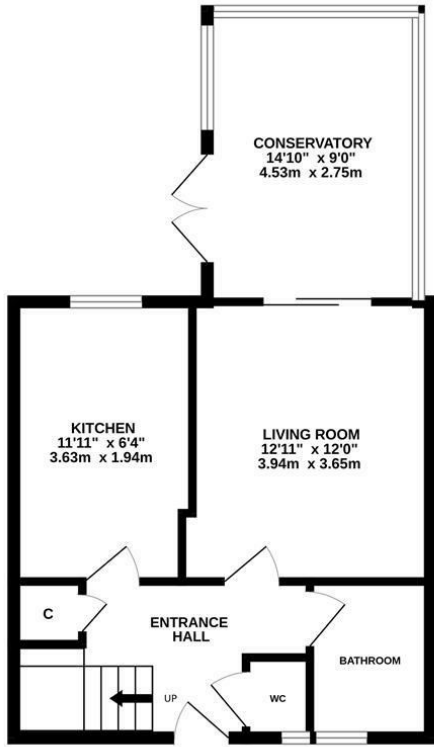
## Old Church Road, St. Leonards-On-Sea TN38 9HB

Offers in excess of £230,000

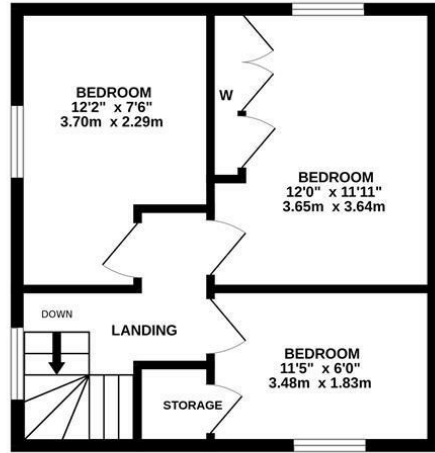


A spacious THREE BEDROOM FAMILY HOME situated in a convenient location within walking distance to a local school, shops and good transport links. The accommodation here is WELL-PROPORTIONED and arranged as a bright living room with sliding doors leading out to the conservatory which offers a second reception area and could be used as a dining room or play room. The kitchen is fitted with MODERN UNITS, the family bathroom is also positioned on the ground floor together with a separate cloakroom. The first floor houses three bedrooms, two of which benefit from BUILT-IN STORAGE. Externally the level rear garden is mostly laid to lawn providing a family friendly space. Being sold with NO ONWARD CHAIN this fantastic property is not to be missed.

GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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