



Ooty House 46 The Green

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

£400,000



FANTASTIC three double bedroom end of terrace townhouse built in 2016 in a period style, situated in this popular quarter of St Leonards. on Sea. This generously proportioned property, comes with a host of desirable features including superb 20 ft brick-built ORANGERY / second reception room front and rear gardens, off street parking, large loft space, modern fitted kitchen with underfloor heating and adjoining orangerie / 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 his 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)

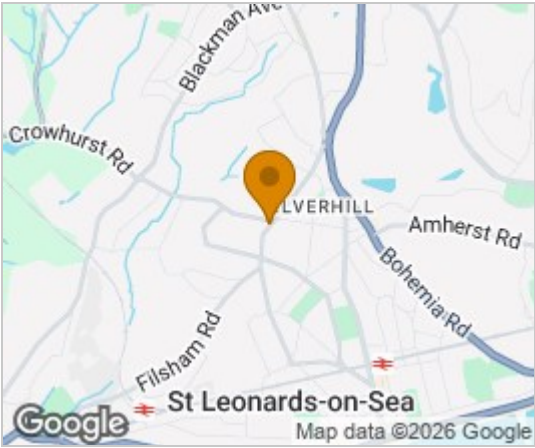
Hardwood flooring, double glazed sash style windows facing front aspect, radiator

LOFT

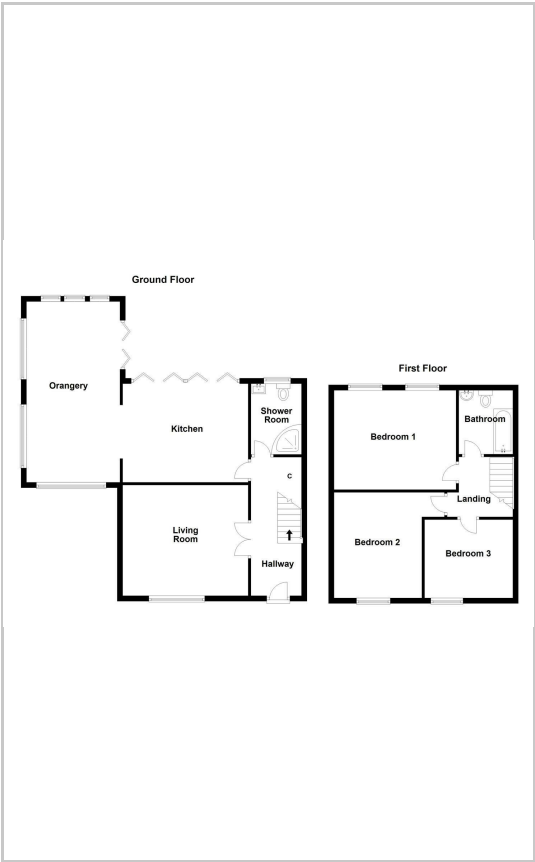
Accessed with inbuilt loft ladder via bedroom two, large storage space, lighting, part boarded

GARDEN

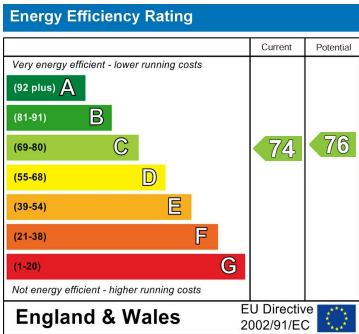
Area Map



Floor Plans



Energy Efficiency Graph



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