







Laurel Walk, St. Leonards-On-Sea TN38 9RH

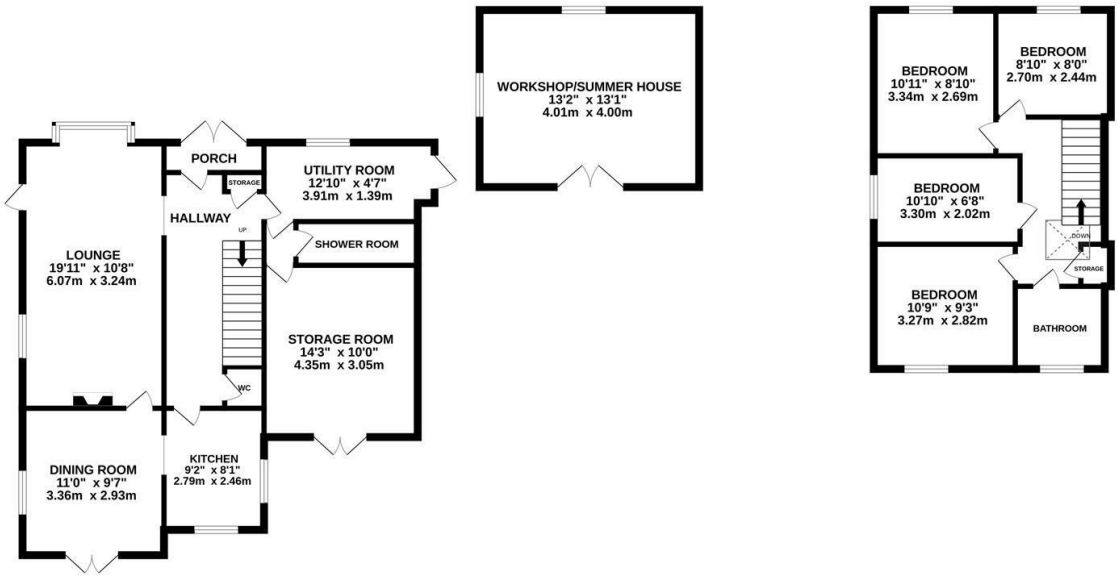
Offers in excess of £400,000

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A deceptively spacious four bedroom DETACHED FAMILY HOME with a GARAGE located on the Northern outskirts of St. Leonards On Sea within easy reach of local shops, the A21 and the historic Town of Battle. It's nestled back from the main road, in a SECLUDED TWITTEN, the accommodation here is perfect for family life and is arranged as a welcoming entrance porch and hallway, housing a handy W/C, opening into the BAY FRONTED LIVING ROOM enjoying an OPEN WORKING FIREPLACE and gives access to the rear garden via a LEAN-TO providing a sheltered outside seating area. While the SEPARATE KITCHEN is fitted with high gloss modern units, providing ample storage and worktop space, served by a secondary reception room currently used as a formal DINING ROOM with DOUBLE DOORS outside to a large patio, creating the ideal SOCIABLE SETTING. The former garage has been converted to create a great STORAGE ROOM, currently being used as a GYM, providing a useful additional space and could be turned into an ANNEX subject to planning permission, with an external door it could offer a great income opportunity, dual

GROUND FLOOR
1035 sq.ft. (96.1 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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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