9 Beauharrow Road, St. Leonards-On-Sea, East Sussex TN37 7BL
Guide Price £450,000 - £475,000 Freehold

***** GUIDE PRICE £450,000 - £475,000 *** Nestled on Beauharrow Road in the charming area of St. Leonards-On-Sea, this exquisite semi-detached house offers a perfect blend of modern living and family comfort. Boasting four spacious bedrooms and three well-appointed reception rooms, this property is ideal for those seeking a generous family home in a sought-after location. The heart of the home is undoubtedly the modern re-fitted kitchen, which is a delight for any culinary enthusiast. Adjoining the kitchen is a convenient utility room, ensuring practicality for everyday living. The ground floor also features a re-fitted cloakroom, enhancing the functionality of the space. Upstairs, you will find two en-suite bathrooms, providing added privacy and convenience, alongside a family bathroom that caters to the needs of the household. The property benefits from gas central heating and double-glazed windows and doors, ensuring warmth and energy efficiency. Outside, the property boasts a driveway and an integral garage, offering ample parking and storage options. The under-house store room or workshop adds further versatility to the home. The rear garden is a delightful retreat, featuring both decked and lawned areas, perfect for entertaining or enjoying quiet moments in the fresh air. From the garden, you can enjoy tree-top views across the town, adding a picturesque touch to this lovely family home.**

Located within easy reach of Sainsbury's Superstore, local amenities, and schools for all ages, as well as The Ridge and Conquest Hospital, this property is ideally situated for modern family life. Viewing is highly recommended to fully appreciate the quality and charm this home has to offer.

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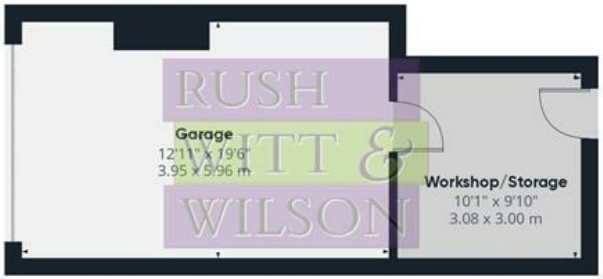

Floor 0

Floor 1

Floor 2

Approximate total area(1)

1946.75 ft²

180.86 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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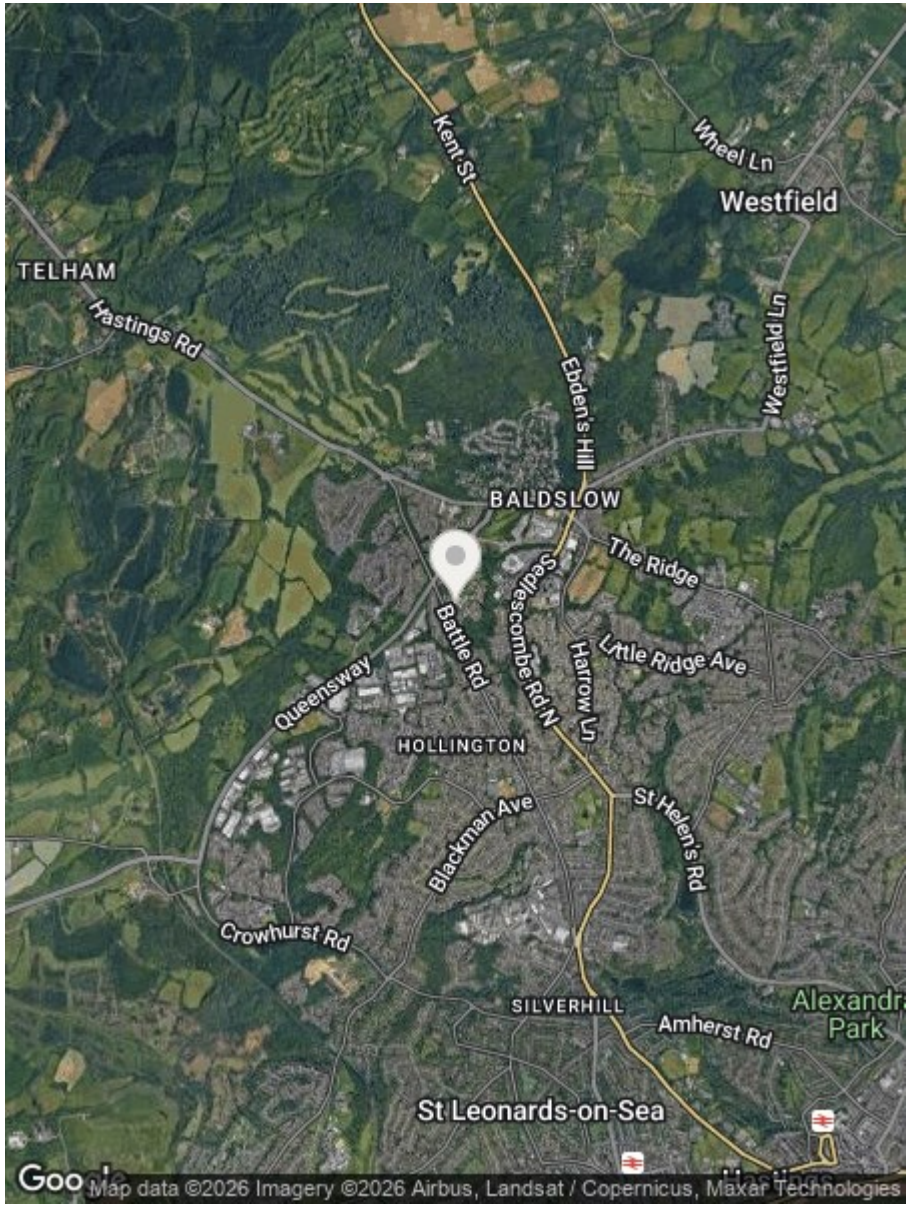

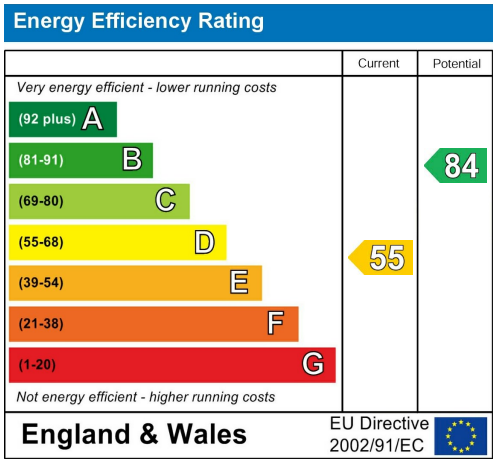

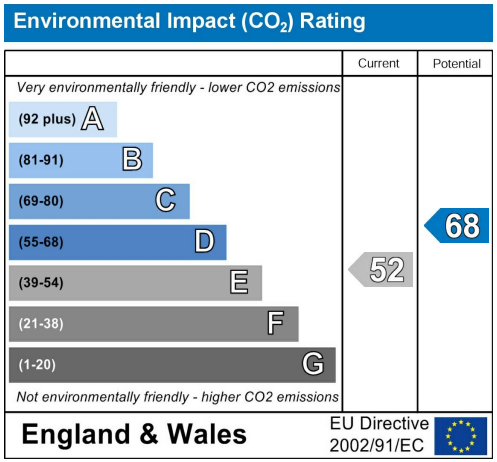

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