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**160 Old Roar Road, St. Leonards-On-Sea, TN37 7HH  
Offers In The Region Of £525,000**



**This generously spacious 1556 square feet property sits on two floors, each designed to accommodate a comfortable lifestyle. This home is a rare purchase as it's not been on the market in over 50 years! The ground floor welcomes you to a cosy living room fitted with a fireplace, perfect for family gatherings. The spotless kitchen is poised for modernisation and adaptation subject to necessary consents, while the attached double garage adds convenience. This home boasts curb-appeal with the in and out block paved driveway for multiple vehicles. Further amenities on this floor include a sunroom for tranquil afternoons with views towards the rear garden, a guest WC, a practical utility room, and a spacious dining room. The upper floor features three sizable bedrooms, offering space for relaxation layered with comfort. The main bathroom is also on this floor which could benefit from modernisation. Externally the house sits on a very good plot with the rear garden offering a fantastic space enjoying a westerly aspect so you can enjoy relaxing sunny summer evenings, it is mainly laid to lawn with an area of patio making it a real contender for you to consider. The property is strategically located, providing easy access to the Conquest Hospital as well as good local schooling for all ages. Your daily shopping requirements are easily met at the nearby Sainsbury's supermarket. Additionally, travelling is effortless with smooth access to the A21. This property promises a blend of comfort and convenience which makes the ideal canvas to apply your own style. We look forward to welcoming you to this home - Ready to view now!**







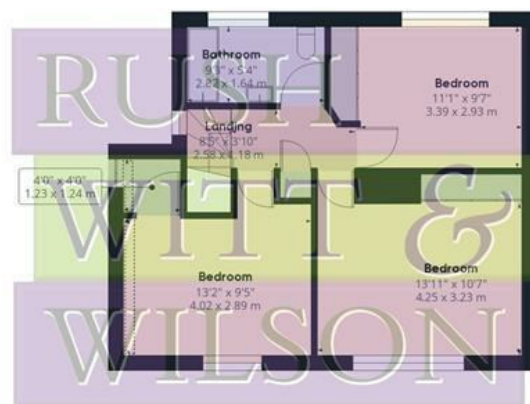








Floor 0



Floor 1

Approximate total area<sup>sq</sup>

1556.27 ft<sup>2</sup>

144.58 m<sup>2</sup>

Reduced headroom

9.18 ft<sup>2</sup>

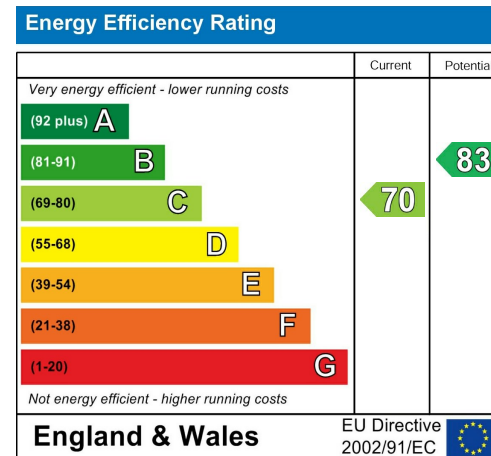
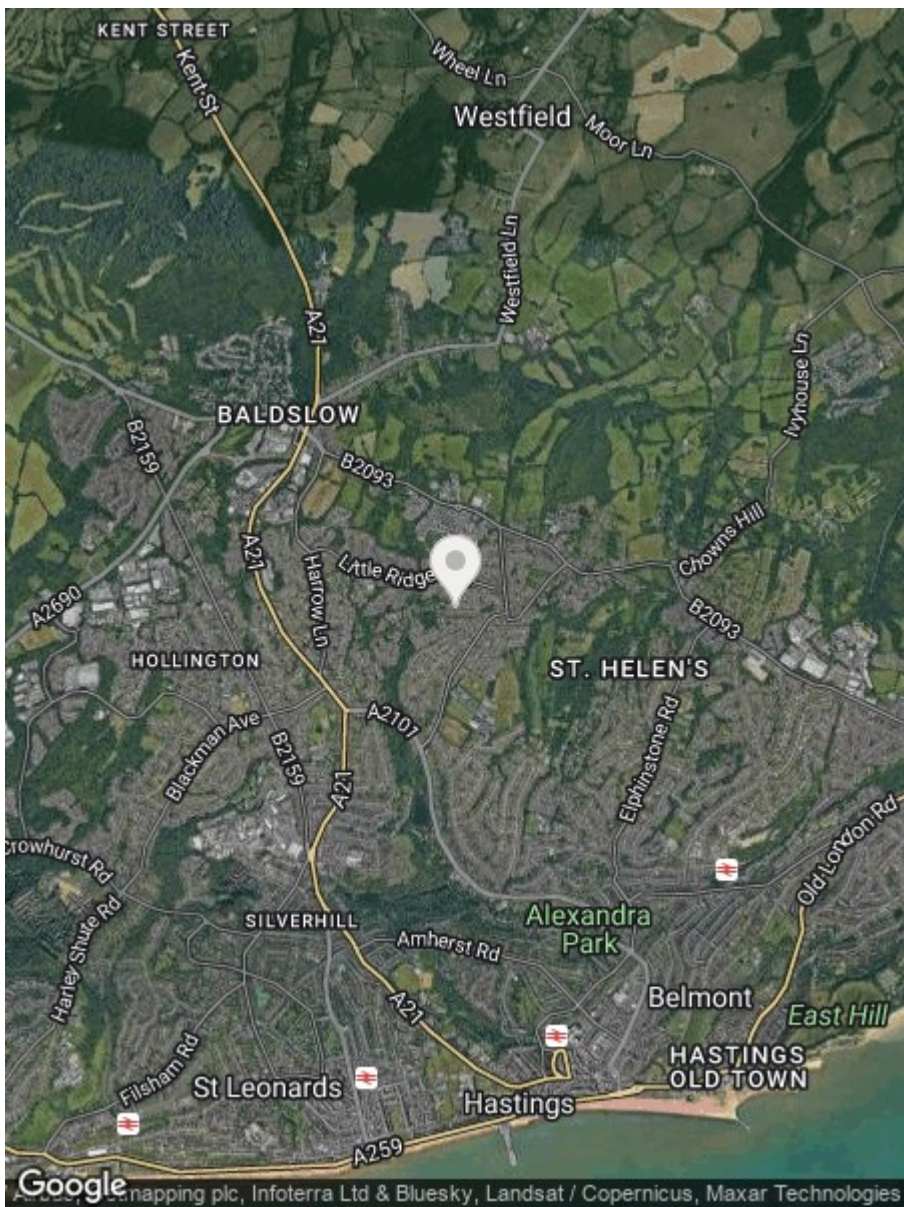
0.85 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360



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