



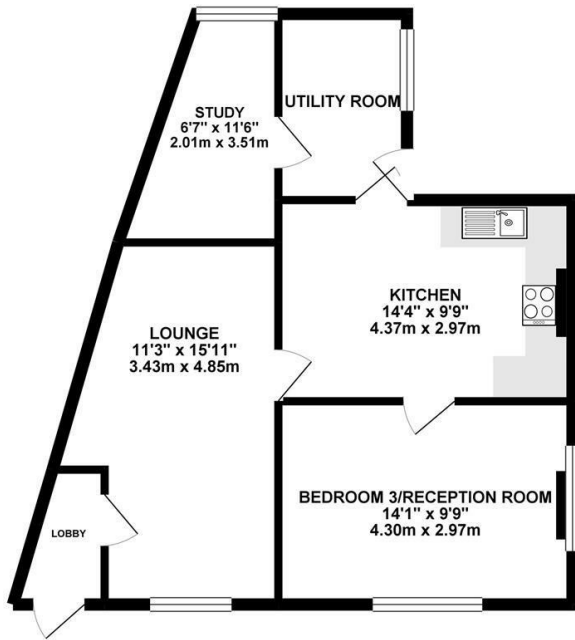
## Old Church Road, St. Leonards-On-Sea TN38 9LR

Offers in excess of £210,000

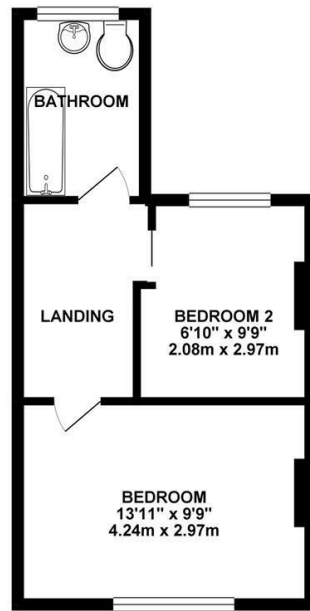


Two bedroom DOUBLE FRONTED period home set in a QUIET POSITION on the outskirts of St Leonards. The accommodation here is DECEPTIVELY SPACIOUS and spans two stories. It's accessed via an entrance lobby which opens on to a living room and there is a MODERN KITCHEN with built-in appliances and a separate utility room. There is a handy STUDY/HOME OFFICE with a rear aspect and a bright dining space which could easily be used as a third bedroom. Sat on the first floor there is TWO BEDROOMS both with feature fireplaces and served by a modern family bathroom/w.c. There are two attic spaces, the larger of the two is boarded with a velux window. The rear garden enjoys a lawned area with a storage shed and FAR REACHING VIEWS over the neighbouring area.

GROUND FLOOR 569.12 sq. ft.  
( 52.87 sq. m. )



1ST FLOOR 326.73 sq. ft.  
( 30.35 sq. m. )



TOTAL FLOOR AREA : 895.85 sq. ft. ( 83.23 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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