



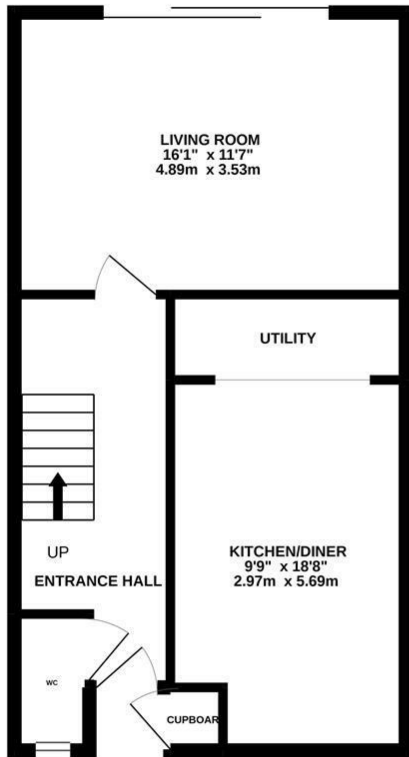
Wishing Tree Road North, St. Leonards-On-Sea TN38 9QA

Offers in excess of £215,000

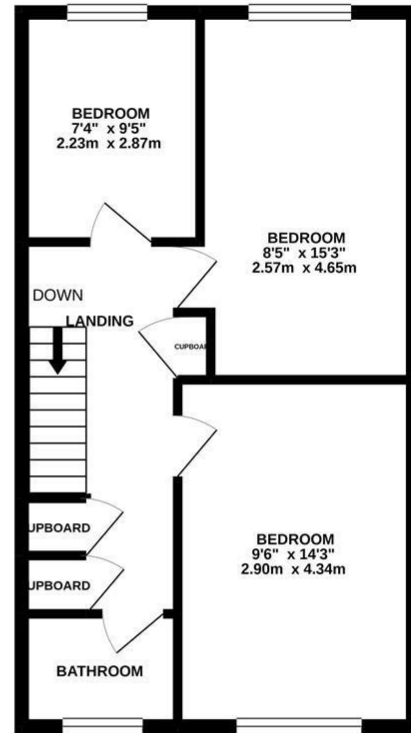


This well presented and deceptively spacious THREE BEDROOM FAMILY HOME is conveniently positioned close to local schools, shops and good transport links. The accommodation here is accessed via an entrance hall where there is a handy downstairs cloakroom. There is a LARGE EAT IN KITCHEN which enjoys a front aspect and a GENEROUS LIVING SPACE with sliding doors leading out to the rear garden. Sat on the first floor there are THREE WELL PROPORTIONED BEDROOMS along with a family bathroom. There is ample storage here with two built in storage cupboards on the landing and an external storage area to the front of the property. The rear garden offers a newly laid Indian sandstone patio and an expanse of lawn, there is also freestanding shed which will remain. Enjoying generous proportions this fantastic property would make the PERFECT FIRST TIME OR FAMILY HOME.

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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