

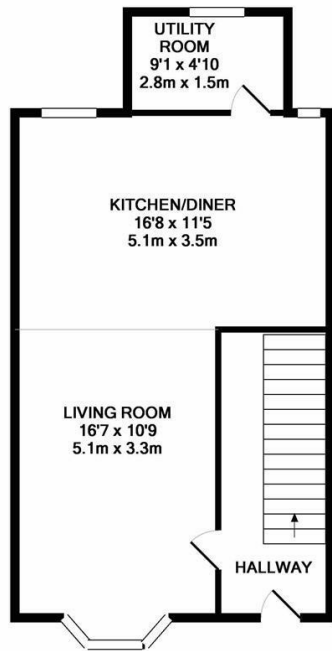


## Seaside Road, St. Leonards-On-Sea TN38 0AL

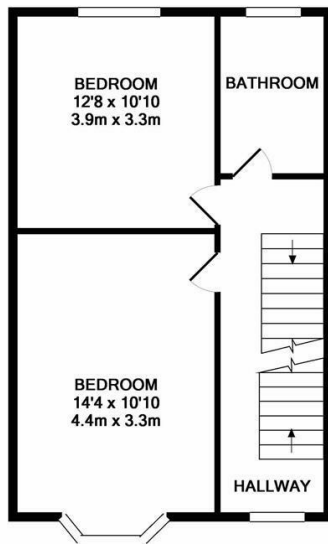
Offers in excess of £300,000



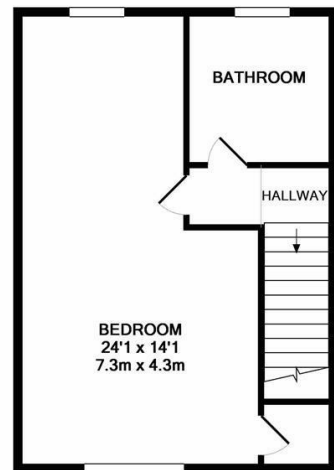
This Victorian house is completely charming, spanning over THREE FLOORS, it's an impressive yet cosy home. Found right opposite the beach and with SEA VIEWS the position here is unrivalled and the Seafront acts as an extension to your own garden. The open plan accommodation on the ground floor is PERFECT FOR FAMILY LIVING, it enjoys a bay fronted living space, TRADITIONAL STYLE KITCHEN offering plenty of space for a dining table and a separate UTILITY ROOM. The three bedrooms are split over the two uppermost floors, each handsomely proportioned with TWO BATHROOMS. Being South facing, we love how the natural light pours through the front windows.



GROUND FLOOR  
APPROX. FLOOR  
AREA 494 SQ.FT.  
(45.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1342 SQ.FT. (124.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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