



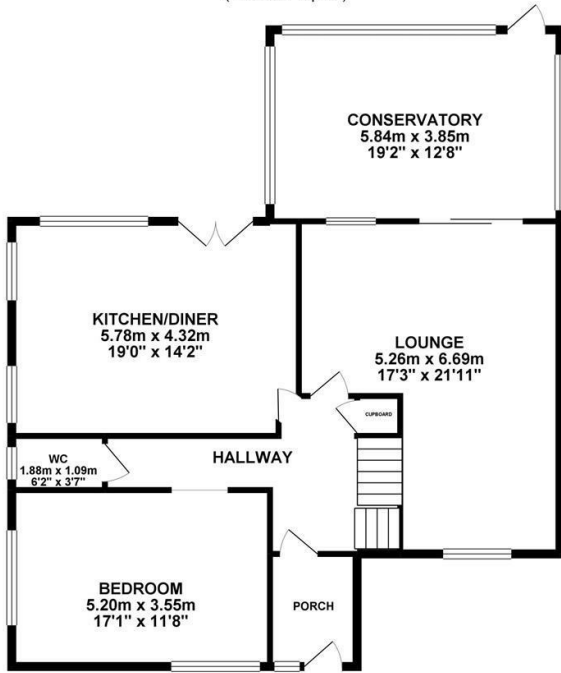
Fern Road, St. Leonards-On-Sea TN38 0UH

Offers in excess of £420,000

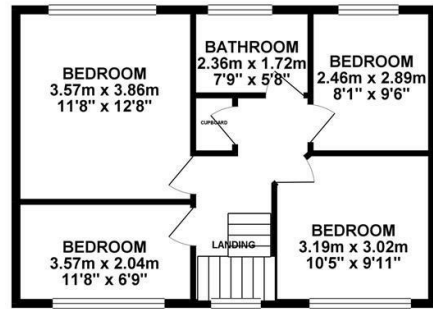


Beautiful DETACHED HOME located on a quiet, popular road in West St Leonards, set close to both popular Primary and Secondary Schools and within easy reach of local transport links this property is perfectly suited for family life. Accessed via a paved driveway providing OFF ROAD PAKING for 3 cars this impressive house enjoys GENEROUS PROPORTIONS and private rear gardens. The accommodation here is extremely SPACIOUS AND VERSATILE, with an EAT IN KITCHEN and living and dining space which opens on to a LARGE CONSERVATORY. There is also a downstairs bedroom and a handy cloakroom. Sat on the first floor are four bedrooms and a family bathroom. The rear gardens here are a particular feature, measuring in excess of 100ft with a large expanse of lawn bordered by mature shrubs and trees creating a SENSE OF SECLUSION. There has been planning permission previously granted for an extension to create an extra bedroom and en-suite bathroom upstairs, which has now lapsed.

GROUND FLOOR 112.06 sq. m.
(1206.21 sq. ft.)



1ST FLOOR 49.56 sq. m.
(533.45 sq. ft.)



TOTAL FLOOR AREA: 161.62 sq. m. (1739.66 sq. ft.) 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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