



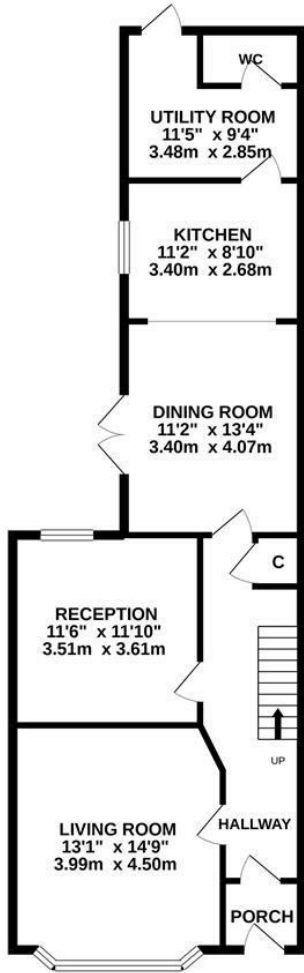
Sedlescombe Road North, St. Leonards-On-Sea TN37 7EN

Offers in excess of £450,000

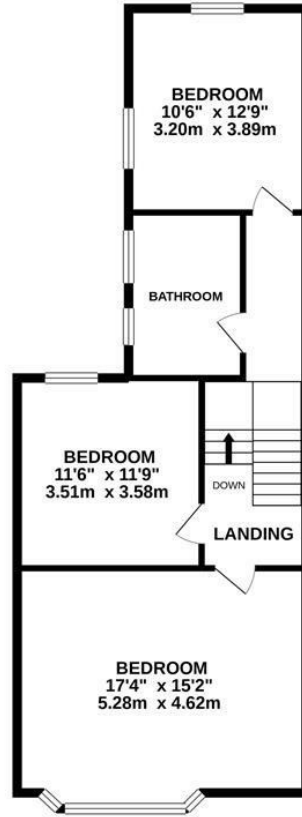


Attractive three/four bedroom semi detached PERIOD HOME set in a sought after location within easy reach of local shops, transport links and popular Schools. Having UNDERGONE SIGNIFICANT RESTORATION by the current sellers the accommodation here is PRESENTED TO AN EXCEPTIONAL STANDARD throughout creating a STYLISH AND LOW MAINTENANCE HOME perfect for family life. The ground floor is arranged as a bright, bay fronted living space which enjoys an OPEN FIREPLACE, there is a separate reception room with an outlook to the rear garden which could be used as a fourth bedroom if needed. There is a GENEROUS DINING ROOM which sits at the rear and is open to the beautiful, NEWLY FITTED KITCHEN where there is a freestanding island and a SEPARATE UTILITY ROOM with a handy downstairs cloakroom. On the first floor there are THREE WELL PROPORTIONED DOUBLE BEDROOMS along with a stunning family bathroom which offers a freestanding bath and walk in shower enclosure. The rear gardens are a particular feature here, they extend to the rear and side of the property and are mainly laid to lawn with a large patio area providing the perfect space for outdoor dining or entertaining. To the front of the property there is a PRIVATE DRIVEWAY for two vehicles and a garage/workshop.

GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 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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