



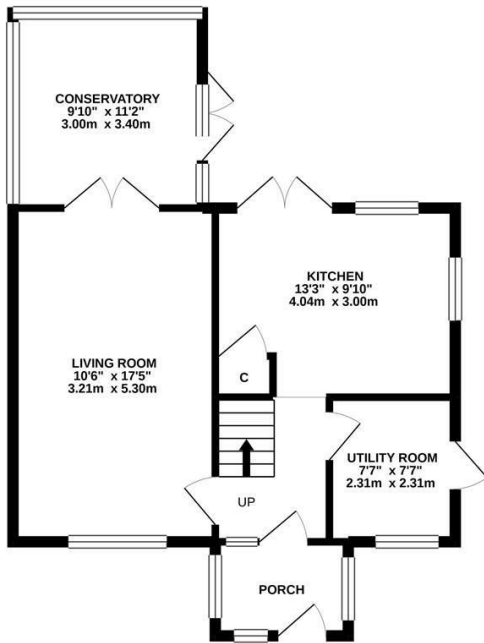
## William Road, St. Leonards-On-Sea TN38 8DE

Offers in excess of £260,000

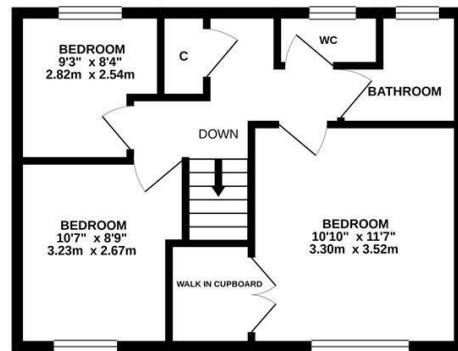


Stylish THREE BEDROOM HOME set in a quiet West St. Leonards spot close to local Schools, transport links and with DIRECT SEA VIEWS from the front of the property. Accessed via an enclosed porch, the accommodation here is TASTEFULLY DECORATED throughout with a GENEROUS EAT-IN KITCHEN and a separate living room which leads on to a LARGE CONSERVATORY with double doors out to the garden. There are THREE BEDROOMS on the first floor along with a WELL PRESENTED BATHROOM where there is a shower and screen over the bath and a separate cloakroom. The rear garden enjoys an expanse of lawn with a summer house, shed and an area of patio. This spacious property would make the PERFECT FIRST TIME OR FAMILY HOME.

**GROUND FLOOR**  
534 sq.ft. (49.6 sq.m.) approx.



**1ST FLOOR**  
400 sq.ft. (37.2 sq.m.) approx.



**TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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