



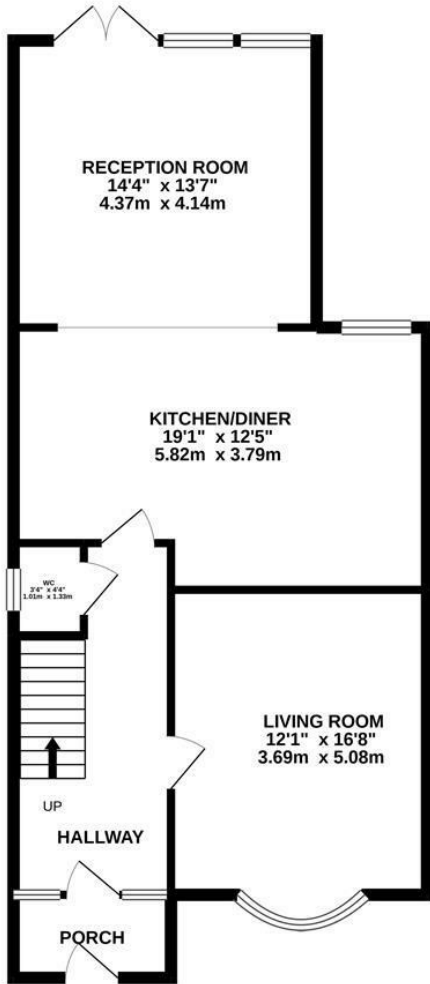
## Sedlescombe Road North, St. Leonards-On-Sea TN37 7EN

Offers in excess of £310,000

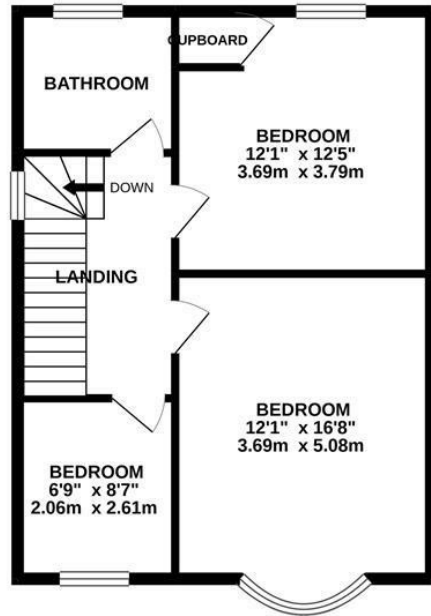


Spacious three bedroom semi detached FAMILY HOME with off road parking and a GENEROUS PARK LIKE REAR GARDEN. The accommodation here is arranged over two storeys and is arranged as a bay fronted living room, there is a MODERN FITTED KITCHEN/DINER where there is plenty of space for a full dining table and a STYLISH SECOND RECEPTION AREA with a glazed roof and double doors leading out to the rear garden. There are THREE BEDROOMS and a family bathroom on the first floor which enjoy far reaching views from the rear. The rear garden is a particular feature with a large expanse of lawn bordered by trees and shrubs and to the front of the property there is a DRIVEWAY providing OFF ROAD PARKING. Set in a highly desired position CLOSE TO POPULAR SCHOOLS and within easy reach of the A21 this property is made for family life. CHAIN FREE

**GROUND FLOOR**  
756 sq.ft. (70.2 sq.m.) approx.



**1ST FLOOR**  
532 sq.ft. (49.4 sq.m.) approx.



**TOTAL FLOOR AREA: 1287 sq.ft. (119.6 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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