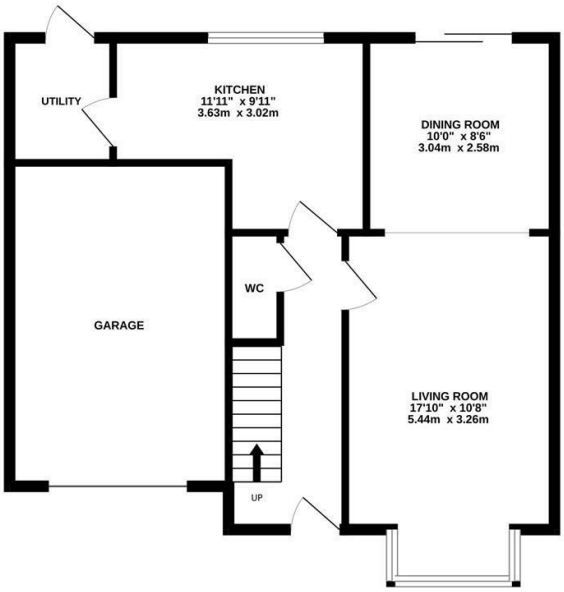
Shingle Court, St. Leonards-On-Sea TN38 8EF

Offers in excess of £360,000

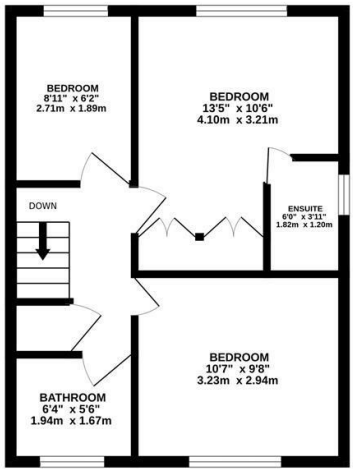
3 2 2

A bright and spacious THREE BEDROOM DETACHED HOUSE situated in a quiet cul-de-sac location on the Northern outskirts of St. Leonards On Sea, within easy reach of Battle where there are excellent schools and a mainline railway station benefitting from connections to London stations. The accommodation here is arranged as a WELL PROPORTIONED LIVING ROOM which is open to the dining room, enjoying patio doors leading out to the rear garden. There is a separate kitchen/breakfast room with fitted units and an adjoining unity room with garden access. There is also a handy downstairs cloakroom. The first floor houses THREE BEDROOMS, two of which are generous double rooms and the main bedroom also benefits from FITTED WARDROBES a shower en-suite and FAR REACHING TREE-LINE VIEWS. The family bathroom is fitted with a shower over the bath. Externally the rear garden enjoys an area of patio and family-friendly EXPANSE OF LAWN whilst at the front of the property there is OFF ROAD PARKING FOR MULTIPLE VEHICLES and access to the garage,

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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