



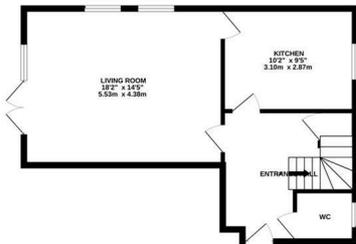
## Buchanan Gardens, St. Leonards-On-Sea TN38 0GA

Offers in excess of £350,000

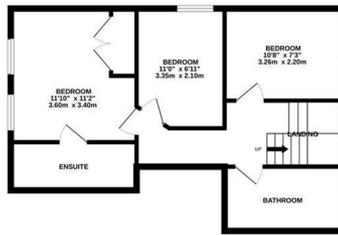


A bright and spacious four bedroom SEMI-DETACHED FAMILY HOME with allocated OFF ROAD PARKING set within a quiet cul-de-sac. It's positioned within immediate walking distance of Alexandra Park and local shops at Bohemia. The hub of St. Leonards On Sea is also within easy reach, being a short stroll away offering additional shopping and leisure facilities along with a mainline railway station which benefits from connections to London. Originally constructed in 1901, this property forms an extension of the Old Buchanan Hospital benefitting from a range of character features including high ceilings and sash windows. The accommodation here is arranged as a LARGE LIVING ROOM which enjoys a dual aspect with double doors leading to the rear garden along with access to the CELLAR while the FITTED KITCHEN is separate and is positioned at the front of the property offering ample storage and worktop space. There is also a handy DOWNSTAIRS CLOAKROOM on this floor. The first floor houses three bedrooms with the principal bedroom benefitting from an EN-SUITE SHOWER ROOM and built-in wardrobes, together with a family bathroom. The

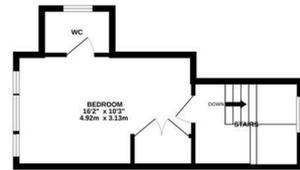
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



2ND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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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