

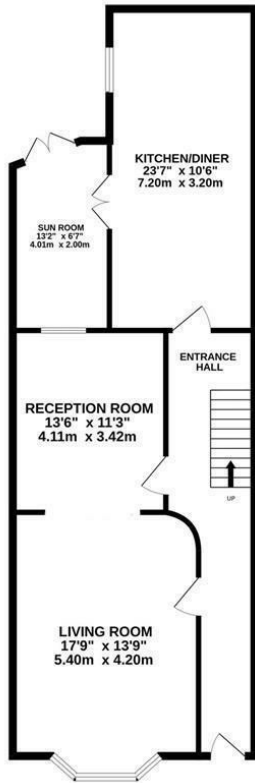
Upper Park Road, St. Leonards-On-Sea TN37 6SL

Offers in excess of £600,000

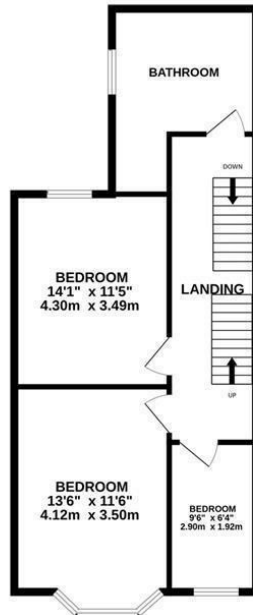


An ATTRACTIVE VICTORIAN HOUSE with beautifully presented accommodation spanning three storeys occupying a sought after position ADJACENT TO ALEXANDRA PARK. It's enviably placed within immediate walking distance of local shops, schools, and equidistant to Hastings Town centre and the hub of St. Leonards On Sea, both of which benefit from a mainline railway stations connecting to London. The accommodation offers GENEROUS PROPORTIONS and a versatile layout which is ideally suited to family life, with the ground floor arranged as a BAY FRONTED LIVING ROOM with a large bay window, it's open to the dining room to create a bright dual aspect space while the spacious EAT-IN KITCHEN is positioned at the rear of the property with double doors opening to the conservatory. In addition there is a DOWNSTAIRS W/C. On the first floor there are three bedrooms, two of which are well proportioned double rooms, together with a large family bathroom. The upper floor houses two further double bedrooms, the front bedroom enjoys a dual aspect with two Velux windows and the bedroom at the rear features an EN-SUITE SHOWER ROOM. Externally the rear garden benefits from SIDE ACCESS and enjoys an area of patio which is partially covered with a pergola area with an established grape vine and there is a raised tier of garden beyond. This fantastic family home is not to be missed.

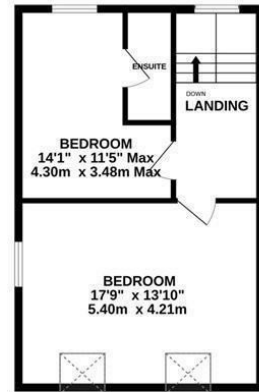
GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 2066 sq.ft. (191.9 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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