



**Alma Terrace, St. Leonards-On-Sea TN37 6QT**

Offers in excess of £370,000



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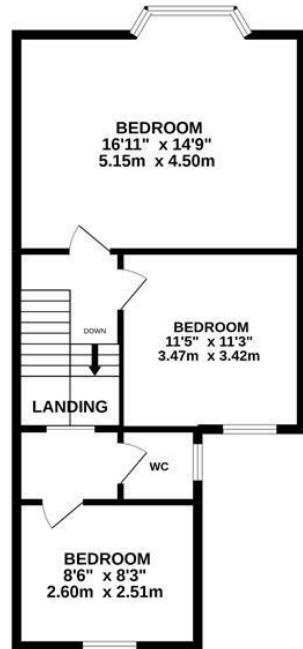
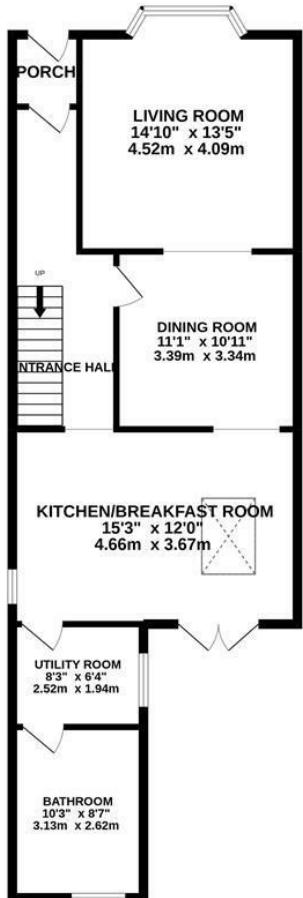
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Deceptively spacious THREE BEDROOM end of terrace house with OFF ROAD PARKING set in a QUIET CUL-DE-SAC. It is conveniently located for access to shops at Silverhill, local schools and Alexandra Park. The accommodation here enjoys a bright, BAY FRONTED LIVING ROOM with a wood burning stove, which leads on to the dining room. The GENEROUS KITCHEN/BREAKFAST ROOM sits at the rear of the property with integrated appliances, double doors leading out to the rear garden and there is a SEPARATE UTILITY ROOM and large downstairs bathroom enjoying a bath and a walk in shower enclosure. On the first floor there are three bedrooms, two of which are generous double rooms, along with an additional w/c. The level rear garden is laid with artificial lawn creating a LOW MAINTENANCE SPACE and, to the front of the property, there is an additional piece of land which could be used as extra garden, OFF ROAD PARKING FOR MULTIPLE VEHICLES or, subject to the necessary consents, could house a garage.

GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.

1ST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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. The floorplan is for guidance 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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