



**Wartling Close, St. Leonards-On-Sea TN38 9QX**

**Offers in excess of £485,000**



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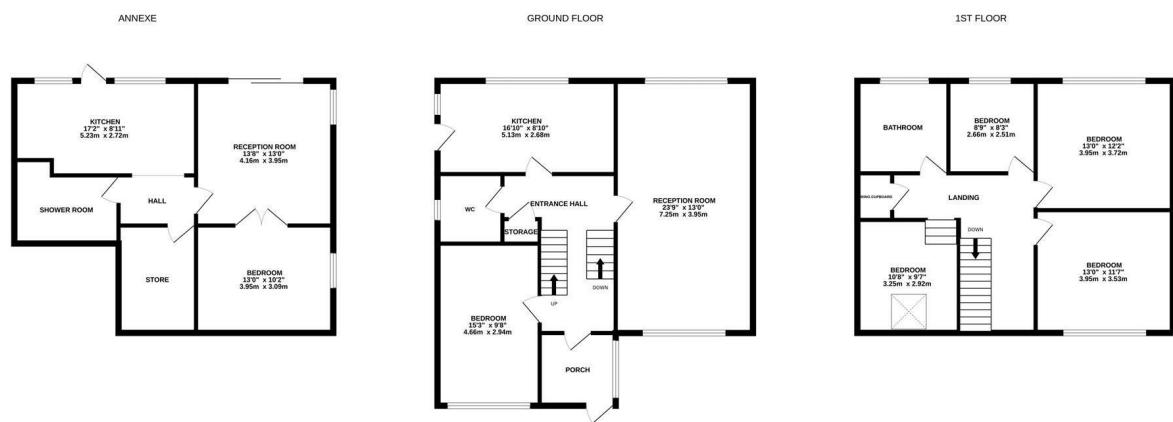


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A well presented five bedroom DETACHED FAMILY HOME with OFF ROAD PARKING and a SELF-CONTAINED ONE BEDROOM ANNEXE. It's situated in a QUIET CUL-DE-SAC, close by to local shops and superstores. Primary and Secondary schools and good transport links. Spanning FOUR SPACIOUS STOREYS the accommodation here offers a VERSATILE LAYOUT with the LARGE LIVING ROOM positioned on the ground floor along with the MODERN FITTED KITCHEN which offers ample storage and leads out to the garden. There is also a handy cloakroom/utility room on this floor. The entrance floor provides access to one double bedroom while the further three bedrooms can be found on the first floor together with a family bathroom and an ADDITIONAL STUDY. The annexe spans the lower ground floor featuring a stylish kitchen, a shower room, a dual aspect living room and one double bedroom making this the ideal home for those seeking DUAL ACCOMMODATION. The LANDSCAPED REAR GARDEN is a particular feature here, it offers a variety of seating areas bordered by mature shrubs and trees to create the ideal private space while to the front of the property there is a DRIVEWAY with off road parking for multiple vehicles.



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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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