



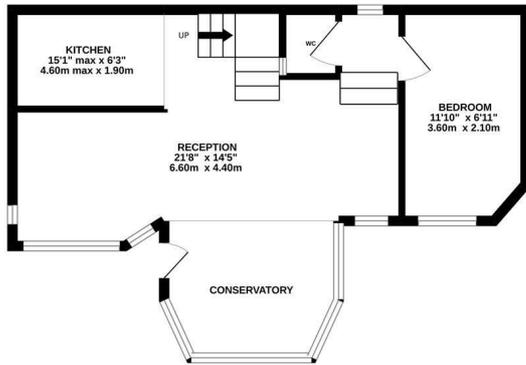
Carisbrooke Road, St. Leonards-On-Sea TN38 0JN

Offers in excess of £350,000

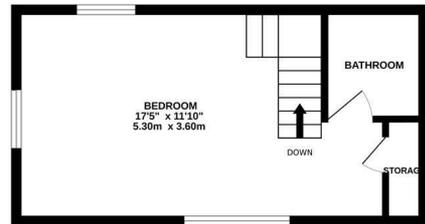


This charming two bedroom DETACHED COACH HOUSE is situated in an IDYLIC SPOT and accessed via a long, gated driveway, giving a real sense of rural living in a town location. It's enviably positioned just a short stroll from the hub of St. Leonards on Sea where there are a range of local stores, award winning eateries, the beach and a mainline railway station with connections to London. The accommodation enjoys a generous OPEN PLAN LIVING SPACE with a bright conservatory and a FITTED KITCHEN. There is also a bedroom on the ground floor along with a handy cloakroom while the upper floor houses the MAIN BEDROOM which enjoys BUILT IN WARDROBES and an EN SUITE BATHROOM. Externally there is a private courtyard garden which provides the perfect spot to dine al-fresco and there is a long DRIVEWAY leading to double gates with the property beyond. Set in a truly unrivalled location and with a WEALTH OF ORIGINAL FEATURES, this fantastic home is not to be missed.

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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