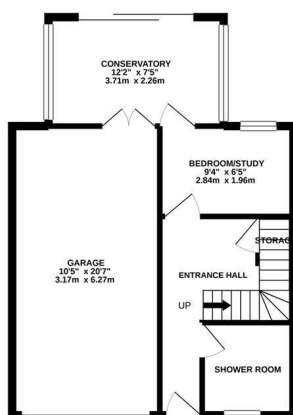# Brittany Road, St. Leonards-On-Sea TN38 0YU

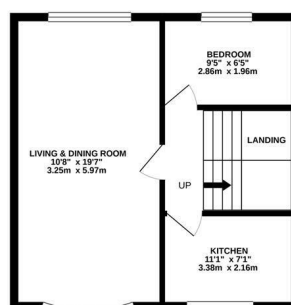## Offers in excess of £365,000

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Beautiful THREE BEDROOM semi-detached house set in a PRIME ST. LEONARDS LOCATION, tucked away from main road within a private mews. It enjoys a tranquil setting yet is just a gentle stroll away from the vibrant hub of St. Leonards On Sea through St. Leonards Gardens. There are a range of independent stores, galleries and eateries as well as the beach and mainline railway station with connections to London. The accommodation here spans THREE STOREYS and is presented to an excellent standard, the ground floor is arranged as an integral garage, and a study which could be used as an occasional bedroom and opens on to the CONSERVATORY and rear garden beyond. There is also a handy DOWNSTAIRS SHOWER ROOM and cloakroom. On the first floor there is a bright, DUAL ASPECT LIVING AND DINING SPACE, a separate kitchen and the third bedroom which enjoys a rear aspect while the upper floor houses two double bedrooms and the family bathroom where there is a bath with a shower over. The lovely mature rear garden is planted with shrubs and trees enjoying a larger than average plot. It's paved to create a low maintenance space, perfect for dining al-fresco. At the front of the property there is a nice front garden and OFF ROAD PARKING for one which gives access to the INTEGRAL GARAGE.
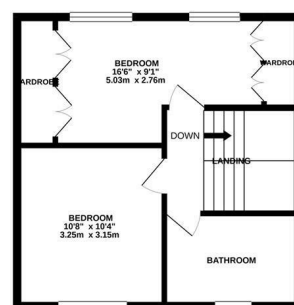
GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

CONSERVATORY
12'2" x 7'5"
3.71m x 2.26m

BEDROOM/STUDY
9'4" x 6'5"
2.84m x 1.96m

GARAGE
10'5" x 20'7"
3.17m x 6.27m

STORAGE

ENTRANCE HALL

UP

SHOWER ROOM

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

BEDROOM
9'5" x 6'5"
2.86m x 1.96m

LANDING

LIVING & DINING ROOM
10'8" x 19'7"
3.25m x 5.97m

UP

KITCHEN
11'1" x 7'1"
3.38m x 2.16m

2ND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

BEDROOM
16'6" x 9'1"
5.03m x 2.76m

WARDROBE

WARDROBE

DOWN

LANDING

BEDROOM
10'8" x 10'4"
3.25m x 3.15m

BATHROOM

TOTAL FLOOR AREA : 1308 sq.ft. (121.5 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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