



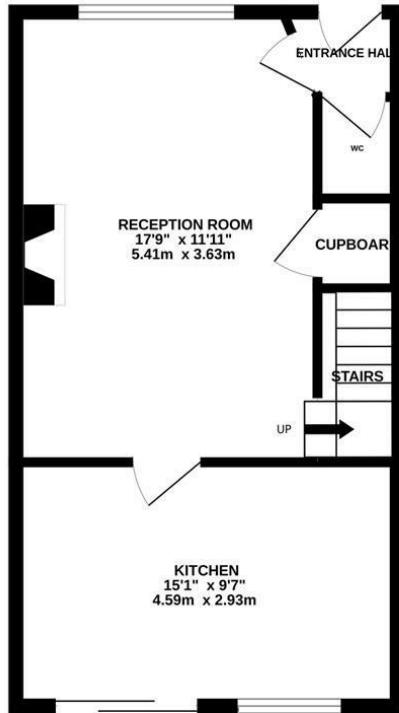
## Celandine Drive, St. Leonards-On-Sea TN38 0XT

Offers in the region of £315,000

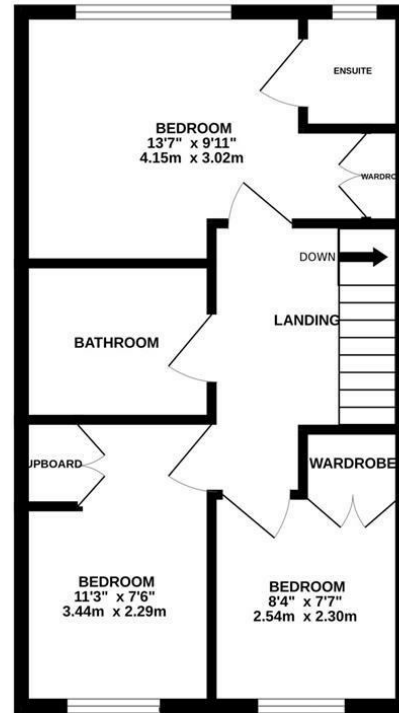


A bright and spacious three bedroom, two bathroom END OF TERRACE FAMILY HOME with OFF ROAD PARKING situated in a sought after West St Leonards location. It's ideally positioned just a short stroll from a range of local shops, the beach and West St Leonards mainline railway station with it's connections to London. Spanning two storeys, the accommodation here is arranged as a LARGE LIVING ROOM on the ground floor which enjoys a front aspect while the MODERN FITTED KITCHEN sits at the rear providing ample storage, integrated Hotpoint appliances and plenty of room for a full dining table. There is also a handy DOWNSTAIRS CLOAKROOM on this floor. The first-floor houses the family bathroom, two double bedrooms and one single bedroom. All come with fitted wardrobes, with the principle bedroom benefitting from an ENSUITE SHOWER ROOM. Bedroom two provides the access into the loft, with fitted loft ladder, lighting and is partially boarded. The rear garden offers tiered levels of patio and artificial lawn providing the ideal spot to entertain or DINE AL-FRESCO. For convenience there is an outside tap, double outdoor socket and twin PIR lighting. A gate to the side of the property provides access to the DRIVEWAY which provides off road parking for multiple vehicles. Being sold with NO ONWARD CHAIN, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR



1ST FLOOR



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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