



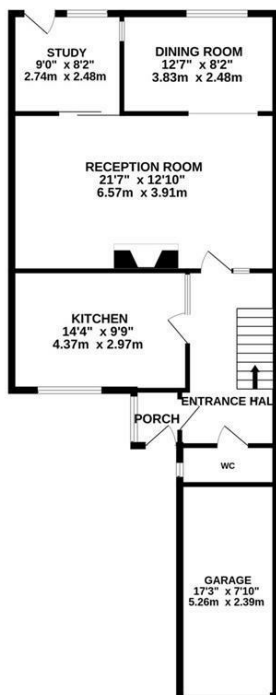
Battle Road, St. Leonards-On-Sea TN37 7BA

Offers in excess of £325,000

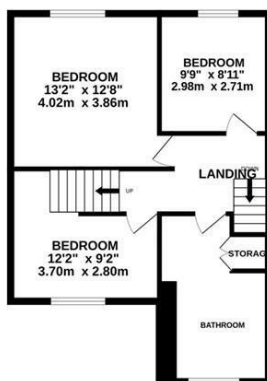


A spacious FIVE BEDROOM SEMI-DETACHED HOUSE with a garage and off road parking located on the outskirts of St. Leonards On Sea, within easy reach of popular Schools, local shops and great transport links to The Ridge connecting to the A21 for London and the historic town of Battle with its mainline railway station. Spanning THREE STOREYS, the accommodation here offers a VERSATILE LAYOUT and is arranged as a BRIGHT LIVING ROOM positioned at the rear of the property which relishes an OPEN FIREPLACE leading through to the dining room and a separate STUDY which enjoys access to the garden. The EAT-IN KITCHEN is separate offering ample storage and plenty of room for a dining table to create the ideal sociable setting. There is also a handy DOWNSTAIRS CLOAKROOM on this floor. The five bedrooms span the two further floors together with a family bathroom where there is a bath and separate shower enclosure. The rear garden offers an area of patio perfect for small table and chairs followed by a generous EXPANSE OF LAWN bordered by mature shrubs and trees while to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles leading to the garage. This fantastic property also benefits from plenty of storage including a large loft and a crawl space under the property. Being sold with NO ONWARD CHAIN, this property offers scope for potential and is not to be missed.

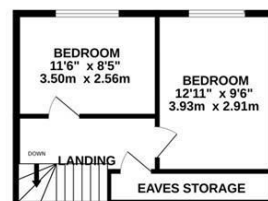
GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 1730 sq.ft. (160.7 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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