



Archery Road, St. Leonards-On-Sea TN38 0FZ

Offers in excess of £550,000



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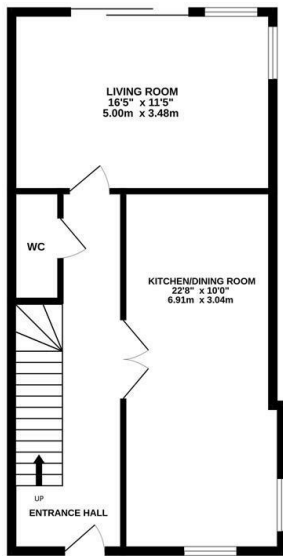
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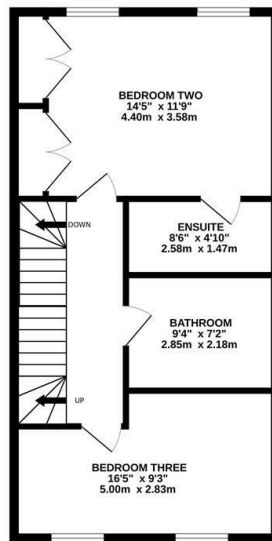
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An impressive FOUR BEDROOM townhouse situated within an EXCLUSIVE DEVELOPMENT in a popular Decimus Burton St. Leonards location. It is enviably positioned just a short stroll from both West St. Leonards and Warrior Square railway stations, St Leonards Gardens, the beach and local shops. Constructed in 2020, the beautifully presented accommodation spans THREE STOREYS offering a spacious and versatile layout. The ground floor is arranged as an OPEN-PLAN KITCHEN/DINING ROOM, fitted with CONTEMPORARY UNITS. Measuring an impressive 22'8 x 10 it offers plenty of space to create a sociable and family friendly area. Spanning the rear of the property there is a separate BRIGHT LIVING ROOM which benefits from bi-folding doors opening to the garden, there is also a handy downstairs CLOAKROOM. On the first floor there are two generous DOUBLE BEDROOMS, with the larger enjoying an EN-SUITE SHOWER ROOM and BUILT IN WARDROBES, along with a FAMILY BATHROOM with shower and freestanding bath. The top floor comprises the MASTER BEDROOM which has built in wardrobes, balcony overlooking the garden and

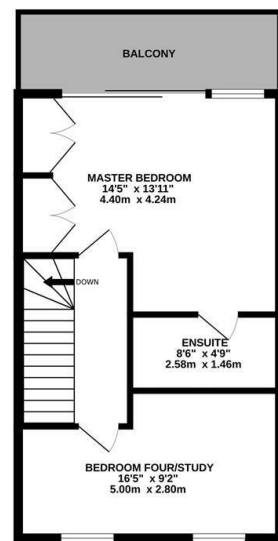
GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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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