



## Little Ridge Avenue, St. Leonards-On-Sea TN37 7LS

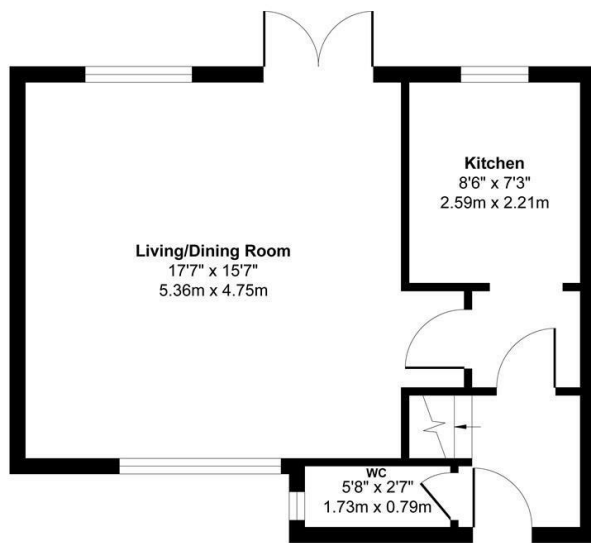
Offers in excess of £280,000



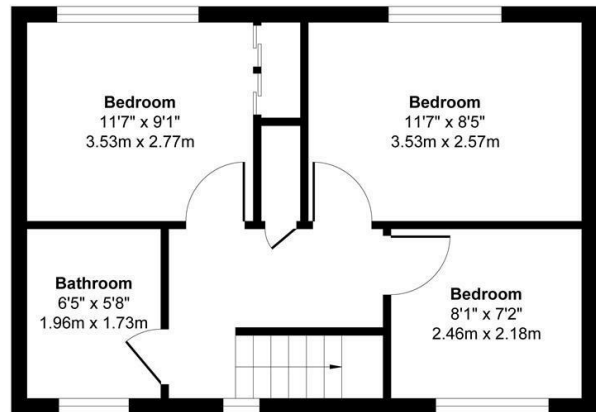
A beautifully presented three bedroom SEMI-DETACHED FAMILY HOME with OFF ROAD PARKING situated in a sought after location, close by to St Helens Wood, Alexandra Park and within easy reach of local shops, good transport links, primary and secondary schools and the Conquest Hospital. Spanning two spacious storeys the accommodation here is arranged as a BRIGHT DUAL ASPECT LIVING SPACE, measuring 17'7 x 15'7, with room for a full dining table, whilst enjoying double doors opening onto the enclosed back garden to create the ideal sociable setting. The SEPARATE KITCHEN sits to the rear and is FITTED WITH CONTEMPORARY UNITS providing room for appliances and offering ample storage space. There is also a HANDY DOWNSTAIRS CLOAKROOM on this level. The THREE BEDROOMS are on the first floor, two of which are double rooms, with the primary bedroom benefitting from a BUILT-IN WARDROBE together with a MODERN FAMILY BATHROOM where there is a bath with shower and screen over. The PRIVATE REAR GARDEN is boarded with mature plants and shrubs, it offers a large patio space perfect for DINING AL-FRESCO followed by an AREA OF LAWN with an additional paved section creating a further seating spot. There is gated side access, while to the rear of the property there is off road parking for TWO VEHICLES. Set in a POPULAR LITTLE RIDGE LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

## Little Ridge Avenue

Approximate Gross Internal Floor Area  
782 sq. ft / 72.65 sq. m



GROUND FLOOR



FIRST FLOOR

