



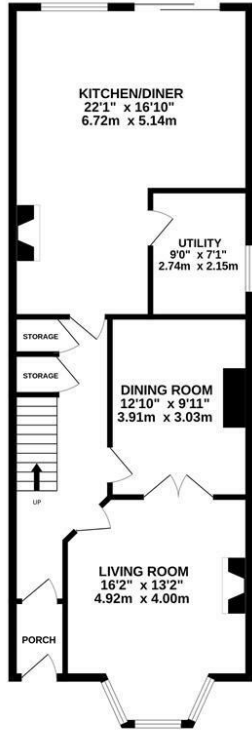
## Sedlescombe Road North, St. Leonards-On-Sea TN37 7DS

Offers in excess of £485,000

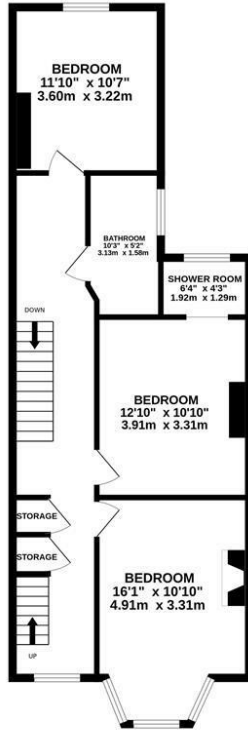


A well presented five bedroom, two reception room SEMI-DETACHED HOUSE, situated in a convenient location close to popular schools, shops and transport links it's PERFECTLY PLACED FOR FAMILY LIFE. Spanning three storeys the accommodation here is arranged as a BRIGHT LIVING ROOM which enjoys a bay window framing a front aspect and feature fireplace, it leads through to the SEPARATE DINING ROOM creating a versatile space. The OPEN PLAN KITCHEN and dining room is positioned at the rear of the property benefiting from bi-folding doors opening to the garden. The kitchen is fitted with MODERN UNITS, a BUILT-IN BREAKFAST BAR and offers ample room for a full dining table, there is also an adjoining UTILITY ROOM with a w/c. The first floor houses three DOUBLE BEDROOMS, one of which enjoys an EN-SUITE shower room, together with the family bathroom with FREESTANDING BATH. The additional two bedrooms are housed on the upper floor. Externally the rear garden offers an area of patio perfect for DINING AL-FRESCO followed by an EXPANSE OF LAWN boarded by mature shrubs and trees. Set in a SOUGHT AFTER POSITION this fantastic property would make the perfect family home and is not to be missed.

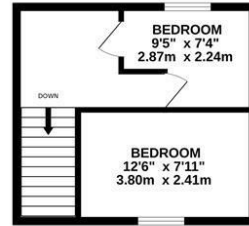
GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 1759 sq.ft. (163.4 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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