







Aldborough Road, St. Leonards-On-Sea TN37 6SE

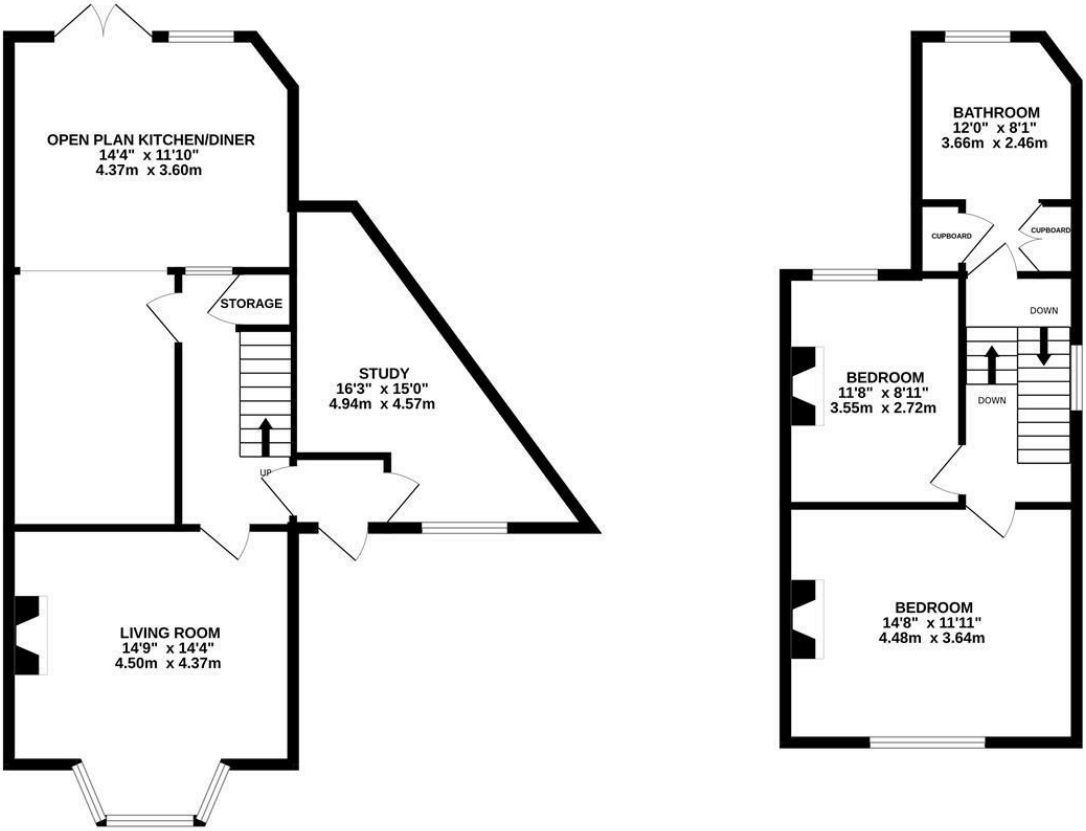
Offers in excess of £280,000

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A well presented two/three bedroom, GATED end of terrace house, with OFF ROAD PARKING situated in a sought after position CLOSE TO ALEXANDRA PARK and within immediate walking distance of local shops, schools and good transport links making this home perfectly placed for family life. Spanning two storeys, the ground floor comprises of a spacious OPEN PLAN KITCHEN/DINER which enjoys contemporary fitted units and access to the rear courtyard, and a bright BAY FRONTED LIVING ROOM together with a separate study. The two DOUBLE BEDROOMS are positioned on the first floor with the STYLISH FAMILY BATHROOM which benefits from a double width shower and BUILT-IN STORAGE CUPBOARDS. Externally there is a rear courtyard offering the perfect spot to dine alfresco, whilst to the front of the property there is a GATED DRIVEWAY which offers OFF ROAD PARKING FOR ONE VEHICLE and an EV CHARGING POINT. Set in a CONVENIENT LOCATION, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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