De Cham Road, St. Leonards-On-Sea TN37 6HF

Offers in excess of £375,000

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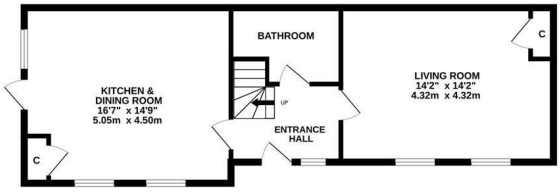
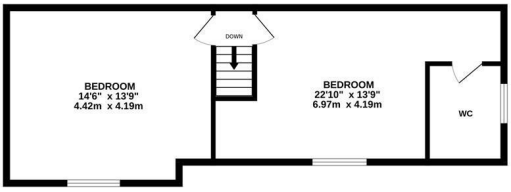
A charming two bedroom DETACHED COACH HOUSE occupying an IDYLLIC LOCATION nestled back from the road accessed via a LONG, GATED DRIVEWAY giving a real sense of rural living in a central town location. It's enviably positioned equidistant from Hastings Town centre and the hub of St. Leonards on Sea where there are a range of local stores, award winning eateries, the beach and a mainline railway station with connections to London. The accommodation enjoys an IMPRESSIVE EAT-IN KITCHEN which measures 16'9 x 14'7 benefitting from traditional style units, an OPEN FIREPLACE and access out to an area of walled garden covered with a pergola. There is ample room for a dining table, creating a space which acts as the hub of the family home. The living room enjoys two large windows framing a front aspect and WOODEN PARQUET FLOORING flows out in to the entrance hall. The family bathroom is also on the ground floor while the upper floor houses two large double bedrooms. The principal bedroom features an EN-SUITE W/C. Externally the gardens wrap around two sides of the property and are mostly laid to lawn. There is a long DRIVEWAY with double gates providing off road parking for multiple vehicles. Set in a truly unrivalled location and with a WEALTH OF ORIGINAL FEATURES this fantastic home is not to be missed.

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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