



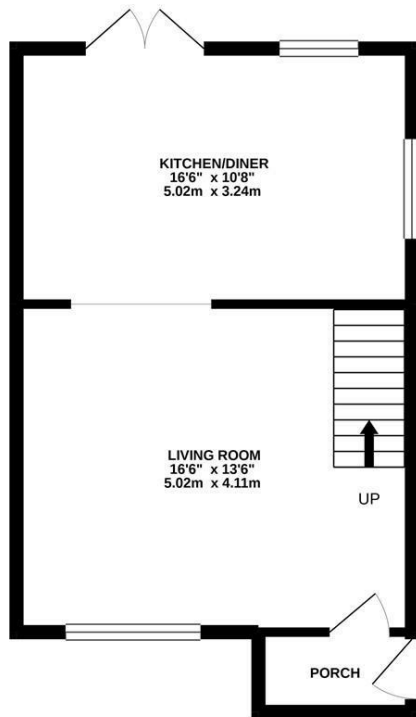
## The Hoe, St. Leonards-On-Sea TN37 7LL

Offers in excess of £260,000

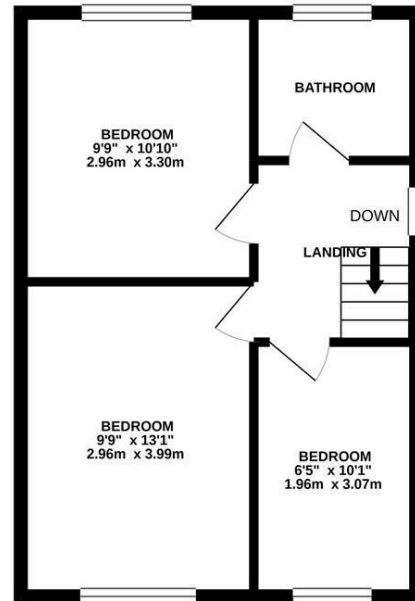


Stunning three bedroom SEMI DETACHED HOUSE with off road parking set in a desired cul-de-sac location, within easy reach of popular Schools, the conquest hospital and good transport links. The accommodation here is BEAUTIFULLY PRESENTED and arranged as large living space which enjoys a front aspect and is open to the CONTEMPORARY EAT-IN KITCHEN which sits at the rear featuring NEWLY FITTED HIGH GLOSS UNITS with integrated appliances, plenty of space for a full dining table and double doors leading out to the rear garden. On the first floor there are THREE BEDROOMS, two of which are generous double rooms, and a family bathroom. Externally the rear garden has been DESIGNED FOR LOW MAINTENANCE offering the perfect space to dine al-fresco. There is a DRIVEWAY at the front providing off road parking for multiple vehicles and a gated opening to the DETACHED GARAGE. Enjoying generous proportions this fantastic property would make the perfect family home.

GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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