



## St. Pauls Road, St. Leonards-On-Sea TN37 6RS

Offers in excess of £400,000

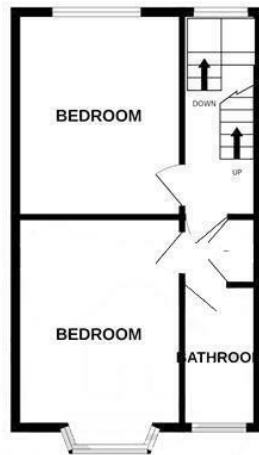


A beautifully presented FOUR BEDROOM terraced Victorian house situated in a sought after location within easy reach of both Hastings Town centre and the hub of St. Leonards On Sea where there is a mainline railway station, a range of shops and award winning eateries. Alexandra Park is also only a short stroll away. The accommodation here SPANS THREE SPACIOUS STOREYS MEASURING OVER 125 SQUARE METRES enjoying a generous, BAY FRONTED LIVING ROOM which is open to the DINING ROOM, creating the ideal sociable setting. The FITTED KITCHEN is positioned at the rear of the property offering ample storage and worktop space leading through to the UTILITY ROOM which benefits from a downstairs cloakroom and access to the garden. On the first floor there are two double bedrooms along with a family bathroom while the upper floor houses two further double bedrooms together with a second bathroom. The ENCLOSED REAR GARDEN offers a versatile space with a large area of patio off of the kitchen offering the perfect spot to DINE AL-FRESCO followed by an EXPANSE OF LAWN bordered by mature shrubs and trees. Set in a CONVENIENT LOCATION and enjoying a WEALTH OF ORIGINAL FEATURES this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

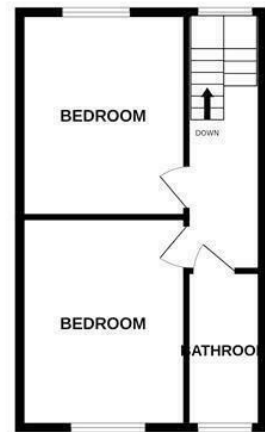
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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