



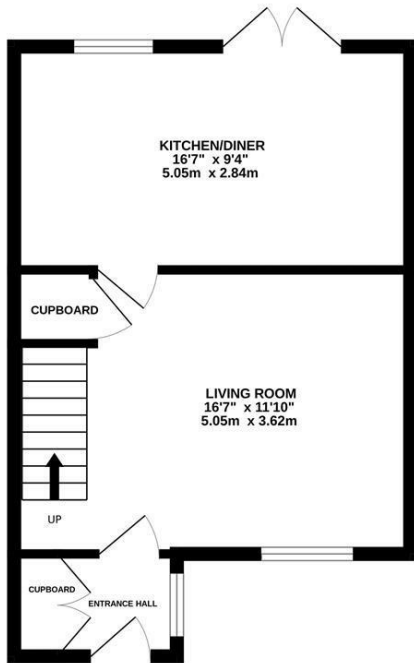
## Essenden Road, St. Leonards-On-Sea TN38 0XH

Offers in excess of £300,000

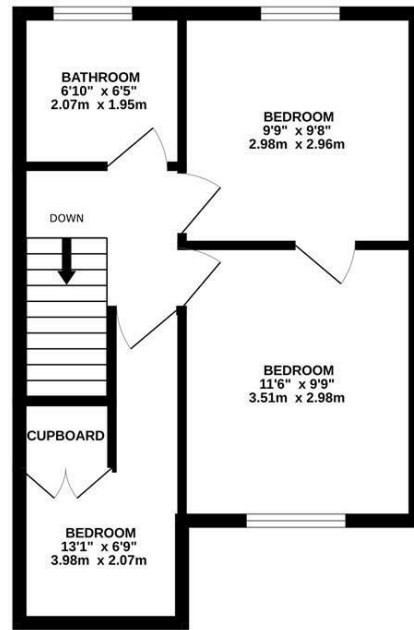


A well presented THREE BEDROOM SEMI-DETACHED HOUSE with OFF ROAD PARKING occupying a sought after location in West St. Leonards, just moments from the beach and within easy walking distance to local shops and West St. Leonards railway station. Accessed via a welcoming entrance hall, the accommodation is presented to a high standard throughout with the ground floor arranged as a spacious FRONT ASPECT LIVING ROOM whilst the KITCHEN DINER spans the rear of the property and is fitted with MODERN UNITS, offering ample room for a full dining table and double doors into the LARGE BACK GARDEN. The first floor houses THREE BEDROOMS, two of which enjoy generous proportions, together with a MODERN FITTED BATHROOM benefitting from a shower over the bath. Externally the rear garden is of a particular feature here providing a patio which offers the perfect space to dine al-fresco, followed by an EXPANSE OF LAWN and a lower gravelled section. At the front of the house there is a driveway providing OFF ROAD PARKING. This fantastic property would make the PERFECT FAMILY HOME.

GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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