



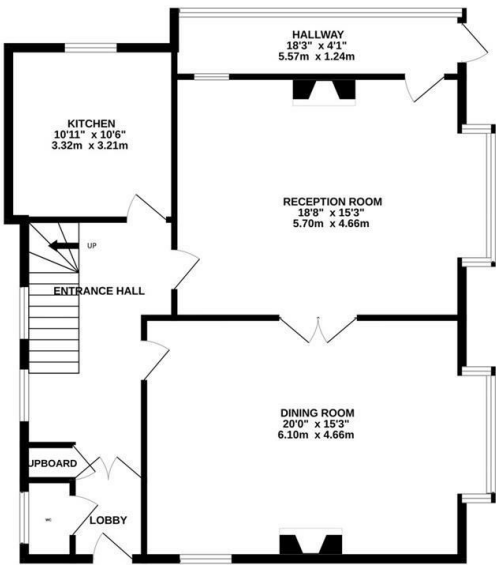
Archery Road, St. Leonards-On-Sea TN38 0AF

Offers in excess of £575,000

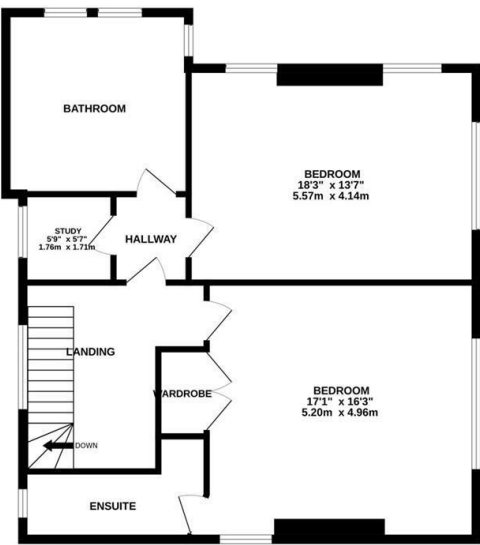


An impressive example of a two bedroom seaside home, originally designed and built by Decimus Burton it offers a large, PRIVATE SUN TERRACE and stunning SEA VIEWS. It occupies an idyllic location within a QUIET, PRIVATE ROAD in St. Leonards-On-Sea, a SHORT STROLL FROM THE SEAFRONT and the hub of St. Leonards which benefits from a mainline station. Having been tastefully restored to offer the perfect blend of contemporary fittings and character features the accommodation here provides a versatile space and boasts GENEROUS PROPORTIONS throughout. The ground floor is arranged as a BRIGHT LIVING ROOM positioned at the rear of the property which measures an impressive 18'8 x 15'3 and enjoys double doors leading through to the DINING ROOM where there is plenty of room for a full dining table; creating the ideal sociable setting. The CONTEMPORARY FITTED KITCHEN is separate offering ample storage and worktop space and there is also a handy DOWNSTAIRS CLOAKROOM accessed from the grand entrance hall. The first floor houses TWO WELL PROPORTIONED BEDROOMS both relishing FAR REACHING SEA VIEWS and

GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA: 1869 sq.ft. (173.6 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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