



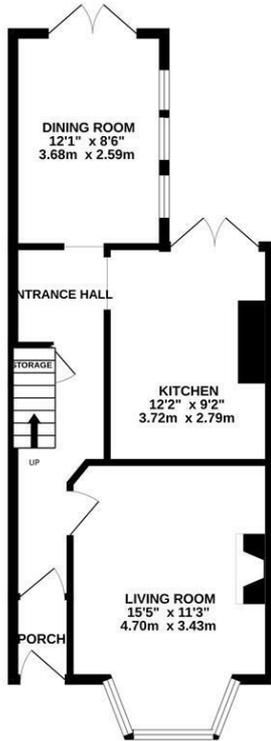
Strood Road, St. Leonards-On-Sea TN37 6PN

Offers in excess of £285,000

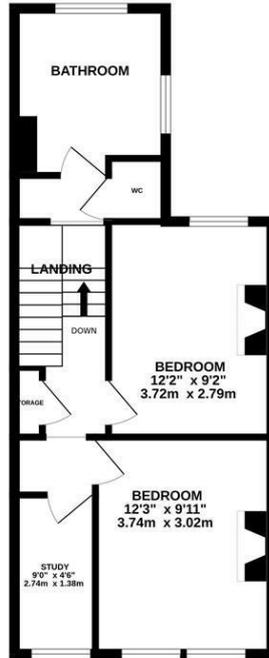


A well presented two/three bedroom, two reception room TERRACED HOUSE found in a sought after location, just a short stroll from local shops, schools and Alexandra Park making this perfectly placed for family life. The accommodation here is arranged as a bright entrance hall leading through to the BAY FRONTED LIVING ROOM which enjoys a FEATURE FIREPLACE while the SECOND RECEPTION ROOM is positioned at the rear currently being used as a dining room with double doors giving access to the rear garden. The kitchen is separate and FITTED WITH CONTEMPORARY UNITS offering ample storage, worktop space and there is a handy BREAKFAST BAR for additional seating. The first floor houses TWO WELL PROPORTIONED DOUBLE BEDROOMS together with a family bathroom where there is a bath with shower over and space for utilities. There is also a separate w/c, a study which could also be used as an occasional bedroom and a ladder giving access to the ADDITIONAL LOFT ROOM which provides a versatile space with plenty of EAVES STORAGE. Externally, the rear garden offers a patio area off of the kitchen and dining room, perfect for dining al-fresco, followed by levels of lawn leading to a handy STORAGE CUPBOARD. Set in a CONVENIENT LOCATION, this fantastic property would make the perfect family home and is not to be missed.

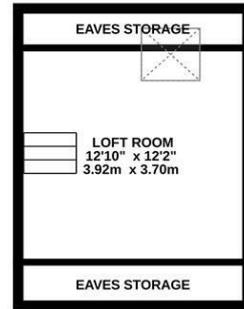
GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



LOFT ROOM  
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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