







Sedlescombe Road North, St. Leonards-On-Sea TN37 7ER

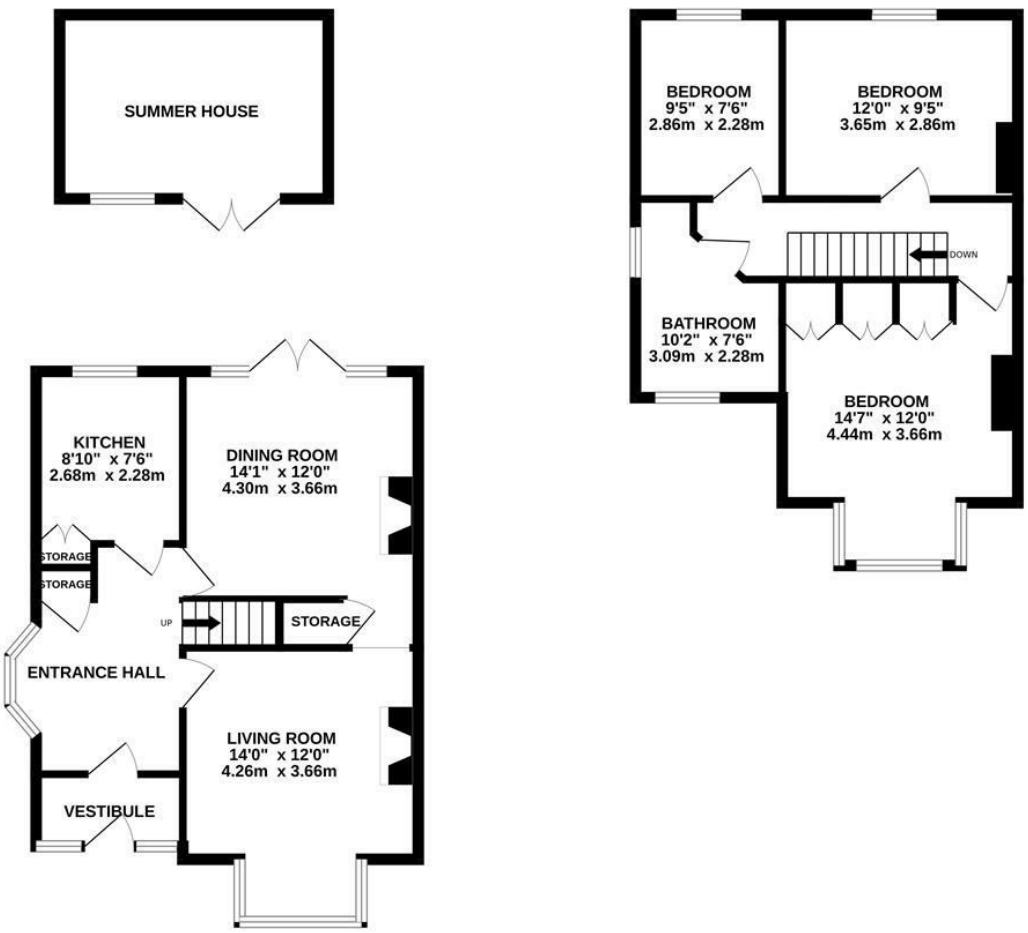
Offers in excess of £350,000

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A well presented THREE BEDROOM, two reception room SEMI-DETACHED HOUSE, situated in a convenient location close to popular schools, shops and transport links it's PERFECTLY PLACED FOR FAMILY LIFE. Entering through a HANDY PORCH, the accommodation here begins with a spacious entrance hall, and comprises of a BAY FRONTED LIVING ROOM which leads through to the SEPARATE DINING ROOM where there are double doors to the rear garden. The contemporary kitchen is positioned at the rear of the property and enjoys a FITTED UTILITY CUPBOARD and additional access to the garden. The upper floor houses THREE DOUBLE BEDROOMS, with the primary enjoying a BAY WINDOW and BUILT-IN WARDROBES, together with the FAMILY BATHROOM with bath and separate shower. Externally the property enjoys a LARGE REAR GARDEN with a patio area, perfect for dining al-fresco, followed by an EXPANSE OF LAWN and GENEROUSLY SIZED SUMMER HOUSE. To the front of the property there is a lawned garden. Set in a convenient location, this property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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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