



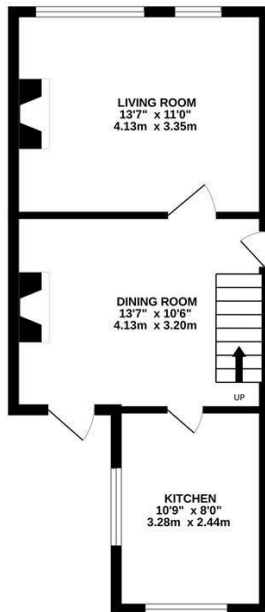
## Maplehurst Road, St. Leonards-On-Sea TN37 7NA

Offers in excess of £300,000



A charming three bedroom, two reception room SEMI-DETACHED FAMILY HOME with OFF ROAD PARKING set on the Northern outskirts of St. Leonards On Sea. It's within easy reach of local shops, good transport links, the A21 along with primary and secondary schools. Spanning THREE STOREYS, the accommodation here is arranged as a BRIGHT LIVING ROOM which is positioned at the front of the property while the second reception room enjoys plenty of room for a full dining table and access out to the garden. It leads through to the FITTED KITCHEN which provides ample storage and worktop space. The THREE DOUBLE BEDROOMS span the two upper floors together with a STYLISH FAMILY BATHROOM where there is a bath and separate shower enclosure. The bedroom positioned on the top floor also relishes FAR REACHING COUNTRYSIDE VIEWS. The rear garden offers a VERSATILE SPACE with an area of patio off of the dining room making this the perfect spot to DINE AL-FRESCO followed by a raised EXPANSE OF LAWN housing a handy storage shed while to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles.

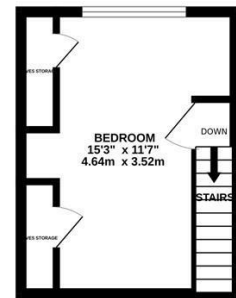
GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR  
176 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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