



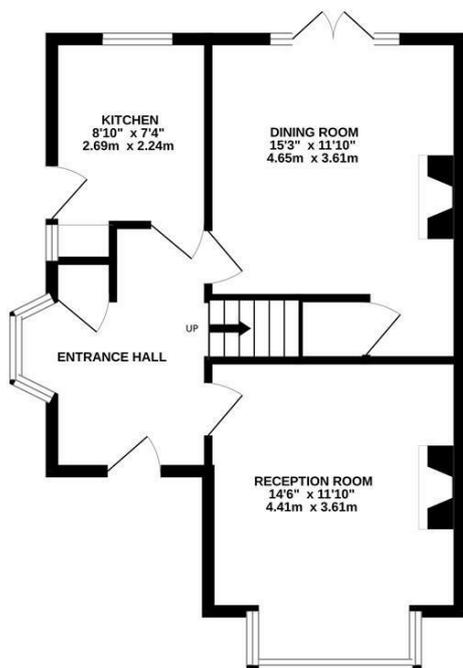
Sedlescombe Road North, St. Leonards-On-Sea TN37 7ER

Offers in excess of £285,000

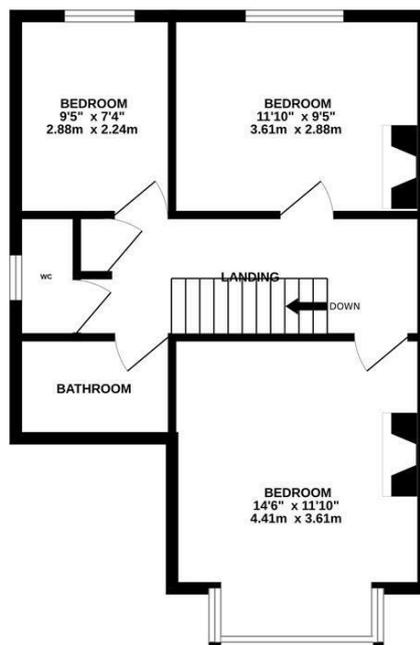


A spacious three bedroom, two reception room SEMI-DETACHED HOUSE situated in a convenient location close to popular schools, shops and transport links making this home PERFECTLY PLACED FOR FAMILY LIFE. Offering huge SCOPE FOR POTENTIAL the accommodation here is arranged as a BAY FRONTED LIVING ROOM which enjoys a feature fireplace while the SECOND RECEPTION ROOM is positioned at the rear of the property benefitting from double doors leading out to the garden. The kitchen is separate offering ample storage and worktop space. The first floor houses three bedrooms, two of which are WELL-PROPORTIONED DOUBLE ROOMS, together with a family bathroom and separate w/c. Externally, the rear garden offers an area of patio off of the reception room providing the perfect spot to DINE AL-FRESCO followed by a GENEROUS EXPANSE OF LAWN bordered by mature shrubs, trees and housing a handy storage shed and summerhouse. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT FAMILY HOME and is not one to be missed.

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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