



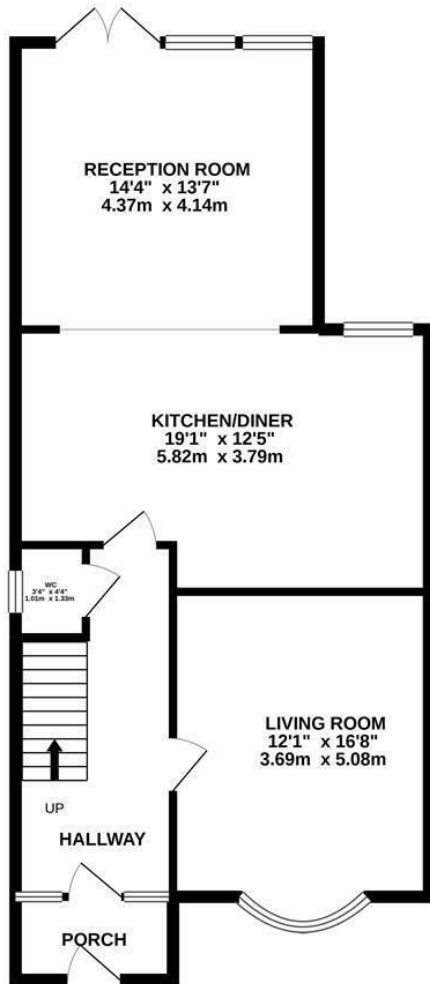
**Sedlescombe Road North, St. Leonards-On-Sea TN37 7EN**

**Offers in excess of £350,000**

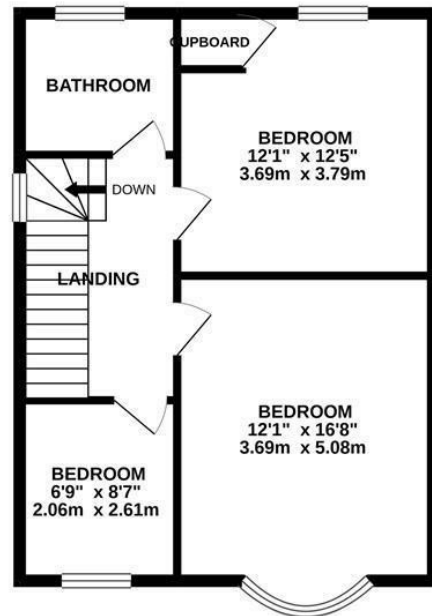


Beautifully presented three bedroom SEMI DETACHED FAMILY HOME with off road parking and a GENEROUS PARK LIKE REAR GARDEN. The accommodation here is set over two storeys and is arranged as a bright, BAY FRONTED LIVING ROOM with a separate MODERN FITTED KITCHEN/DINER which spans the rear of the property enjoying ample storage and plenty of space for a full dining table. The kitchen is open to a LARGE SECOND RECEPTION AREA which features a glazed roof with double doors leading out to the expansive rear garden, creating a sociable family space. There is also a handy DOWNSTAIRS CLOAKROOM. The first floor houses THREE BEDROOMS, two of which are generous doubles, together with a family bathroom where there is a bath with a shower and screen over. The rear garden is a particular feature here with a large expanse of lawn bordered by trees and shrubs and to the front of the property there is a DRIVEWAY providing OFF ROAD PARKING for multiple vehicles. Set in a sought after location CLOSE TO POPULAR SCHOOLS and within easy reach of the A21 this property would make the perfect family home.

GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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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