



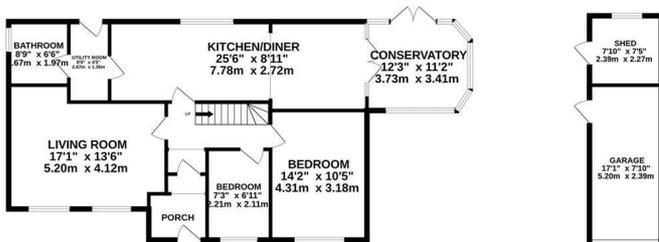
Towerscroft Avenue, St. Leonards-On-Sea TN37 7JE

Offers in excess of £475,000

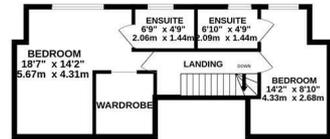


A deceptively spacious four bedroom DETACHED CHALET STYLE HOME with OFF ROAD PARKING and a garage, enviably placed within easy reach of local schools, good transport links, a range of shops and the Conquest Hospital, making it ideally suited for family life. Spanning two storeys the accommodation here is arranged as a BRIGHT LIVING ROOM which measures an impressive 17'1 x 13'6 together with a large, MODERN FITTED KITCHEN/DINER which enjoys double doors leading to the CONSERVATORY and access out to the rear garden. Fitted with CONTEMPORARY UNITS, the kitchen provides ample space for a dining table and chairs, creating a sociable space perfect for entertaining. There are two bedrooms, one of which is a double, a family bathroom fitted with a bath and shower and utility room on this floor. The first floor houses two further DOUBLE BEDROOMS which both have EN-SUITE SHOWER ROOMS, the principal bedroom also benefits from a WALK-IN WARDROBE. The rear garden offers a LARGE EXPANSE OF ARTIFICIAL LAWN bordered by shrubs and trees, a patio area perfect for al-fresco dining, and access to the garage. At the front of the property there are two DRIVEWAYS providing off road parking for multiple vehicles, with one enjoying access to the garage.

GROUND FLOOR
1173 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1602 sq.ft. (148.8 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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