



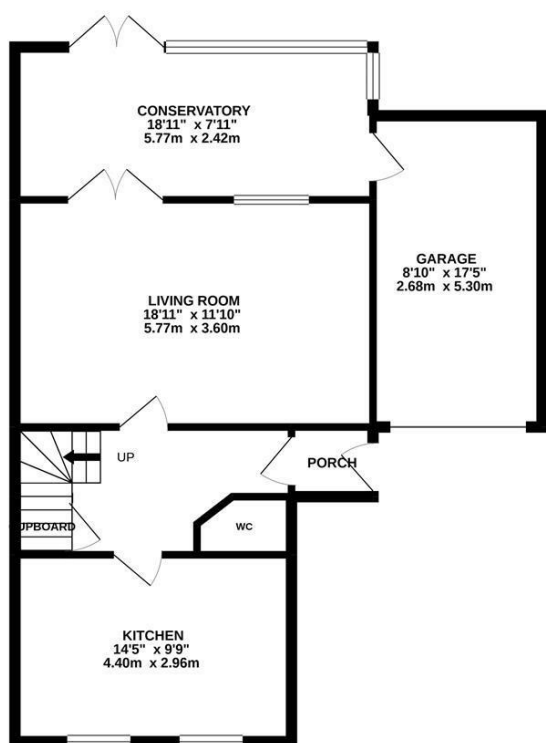
Newts Way, St. Leonards-On-Sea TN38 9TH

Offers in excess of £315,000

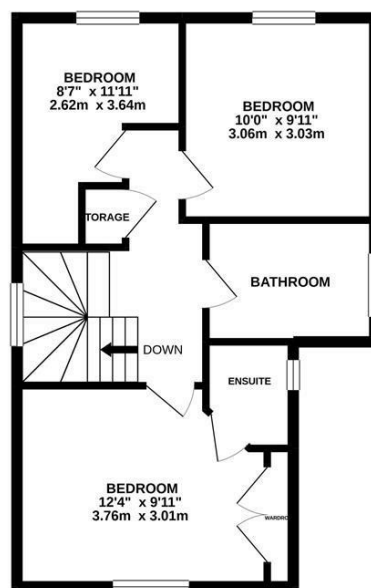


Three bedroom DETACHED family home set in an EXCLUSIVE DEVELOPMENT in a well loved West St Leonards location. The accommodation here spans two storeys with the ground floor offering a GENEROUS KITCHEN/DINER, the living room enjoys a rear aspect with a LARGE CONSERVATORY. There is also a handy downstairs cloakroom on this level. Sat on the first floor there are THREE BEDROOMS along with a family bathroom, the master bedroom enjoys an ENSUITE and BUILT IN WARDROBES. Externally the rear garden is mainly laid to lawn, to the front of the property is an ATTACHED GARAGE, driveway and AMPLE OFF ROAD PARKING immediately outside. Presented to an impeccable standard this attractive family home is not one to be missed.

GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 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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