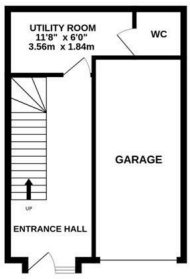
# Lancaster Road, St Leonards-On-Sea TN38 9AT

## Guide price £325,000

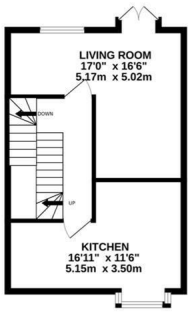
4 1 3

*Guide £325,000 - £350,000* A deceptively spacious FOUR BEDROOM HOUSE with OFF ROAD PARKING and accommodation spanning four storeys. It's conveniently located within easy reach of local schools, good transport links, and a range of shops, making this perfect for family life. The accommodation here offers a versatile layout with the main living space positioned on the first floor, there is a MODERN FITTED KITCHEN with a floor to ceiling bay window and ample room for a dining table, the living room measures an impressive 17'0 x 16'6 benefitting from access to the garden through double doors. On the second floor there are two double bedrooms together with a stylish family bathroom, one of the bedrooms benefits from an EN-SUITE shower room and a JULIETTE BALCONY. The upper floor houses TWO FURTHER DOUBLE BEDROOMS with one enjoying an EN-SUITE shower room. The primary bedroom on this floor spans the full width of the house and has two large SKYLIGHTS. The utility room with a separate W/C and garage complete the ground floor. Externally the rear garden provides an area of lawn and patio, making it perfect for al-fresco dining. At the front of the house there is off road parking for two vehicles and access to the garage.

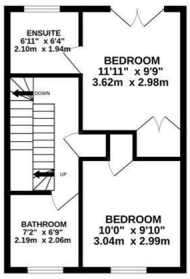
GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



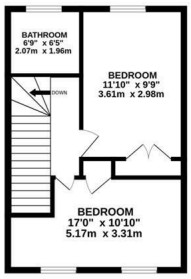

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.

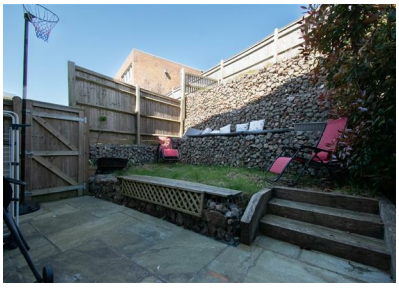



2ND FLOOR
391 sq.ft. (36.4 sq.m.) approx.




3RD FLOOR
391 sq.ft. (36.4 sq.m.) approx.




TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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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