



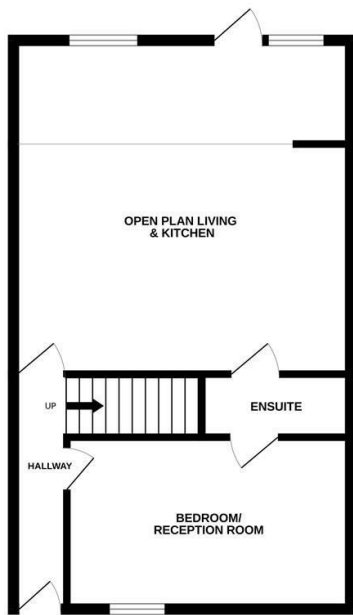
18 Caves Road, St. Leonards-On-Sea, TN38 0BY

Offers In The Region Of £260,000

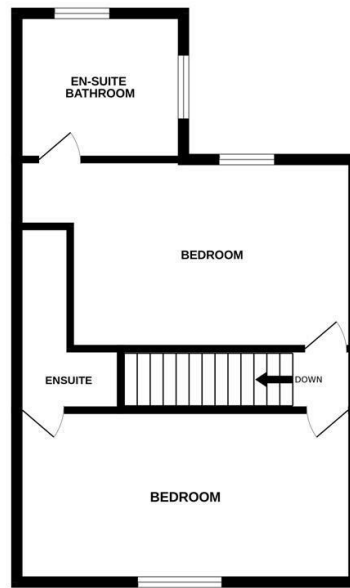


The property: A well presented two/three bedroom cottage, offering modern and contemporary living. The cottage has an open plan living area, ground floor bedroom with ensuite, and two further bedrooms on the 1st floor, both ensuite. Offering flexible accommodation, the ground floor bedroom would suit anyone requiring level access with an en-suite, or it can be used as a separate living area, as currently configured. The living room is open to the modern fitted kitchen - there is also a door for rear access. Upstairs, there are two further bedrooms, one with ensuite shower and the other a bathroom. Both bedrooms are in good condition and ready to move into, with neutral tones. There is a hatch off the small landing to the roof space above. The cottage would be the ideal first time buyers property or weekend base.

GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (91.0 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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