



ANDY RICHARDSON POWERED BY **exp** <sup>TM</sup> UK

@ andy.richardson@exp.uk.com  
📞 01202 985 153 / 07470 475 993  
🌐 andyrichardson.exp.uk.com

## St Leonards, 8 Omaha Road,

Guide Price £550,000 - £575,000

🛏 4 🚿 2 🚗 2

- REFERENCE AR0108
- Beautiful 4 bedroom detached home
- Great location overlooking Hurn Forest nature reserve
- Generous West facing rear garden
- Stunning kitchen/family room with doors to garden
- Completed in 2019
- Still under NHBC warranty
- Driveway to detached garage
- Ensuite to master bedroom
- Vacant possession offered



REFERENCE AR0108

**\*\*GUIDE PRICE £550,000 - £575,000\*\***

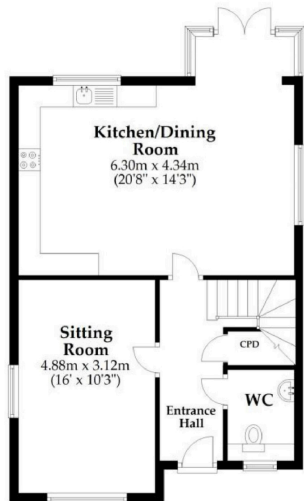
This beautiful 4 bedroom family home occupies one of the best positions on this well considered, high quality development which was completed in 2019 and has views directly over the protected nature reserve of Hurn Forest. The property has 4 bedrooms (1 ensuite) and a family bathroom, lounge and ground floor WC and a spacious open plan kitchen/family room with direct access to a generous West facing rear garden which offers a surprising amount of privacy for a modern home. A side driveway provides off road parking and leads to a detached garage.

Viewings are available on Saturday 18th June and a high level of interest is anticipated so be sure to book an appointment to avoid missing out on this unique opportunity to own a stunning family home.



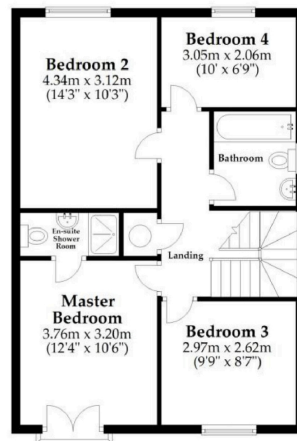
**Ground Floor**

Approx. 58.9 sq. metres (633.8 sq. feet)



**First Floor**

Approx. 57.9 sq. metres (623.4 sq. feet)



Total area: approx. 116.8 sq. metres (1257.2 sq. feet)



eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29