

# S T J A M E S P A R K

S O U T H S E A



## THE EXBURY | PLOT 01

**Stunning three bedroom end mews home with garden, dedicated parking and EV charging**

Bright and spacious open plan living/dining room with access through French doors onto the private garden. The recessed German manufactured kitchen comes complete with integrated appliances and feature breakfast bar.

The first floor hosts three well-proportioned double bedrooms, the master complete with en-suite whilst the second and third bedrooms are complimented by luxury family bathroom.

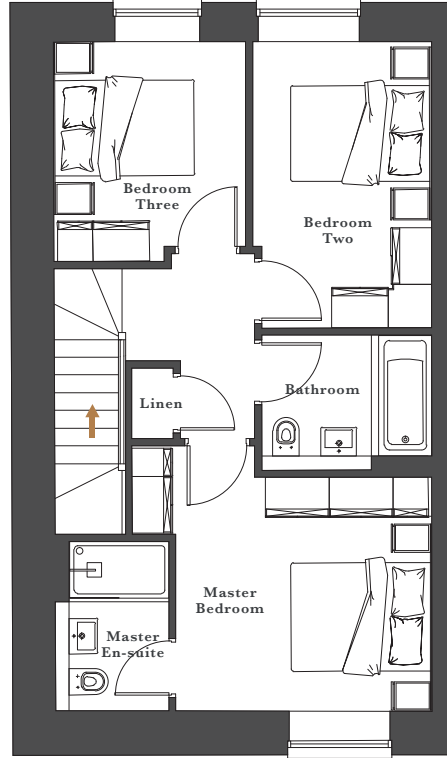
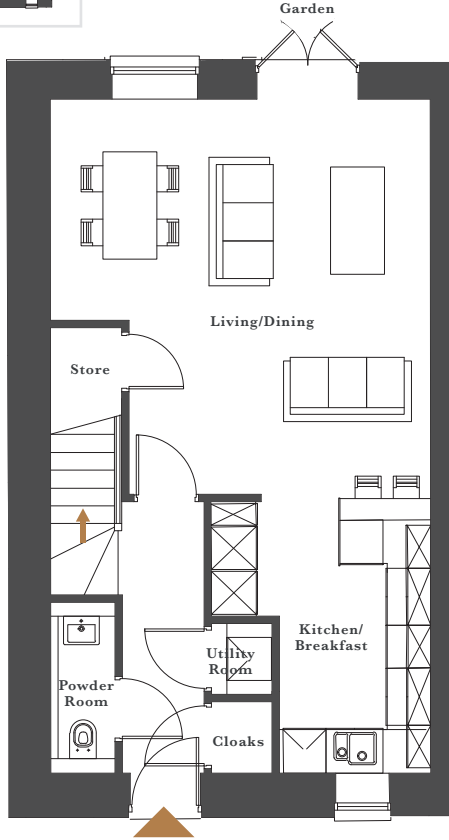
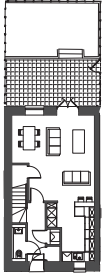
This property also offers a downstairs powder room, utility room, ample storage space, dedicated parking for two vehicles and EV charging.

**PROVISIONAL**

# PLOT 01

PROVISIONAL

Layout Showing  
Provisional  
Garden Space



## GROUND FLOOR

Living/Dining	5495 x 5280	(18' 0" x 17' 4")
Kitchen/Breakfast	3795 x 3050	(12' 5" x 10' 0")
Powder Room	2345 x 850	(7' 8" x 2' 9")
Utility Room	950 x 800	(3' 1" x 2' 7")

## FIRST FLOOR

Master Bedroom	4180 x 3690	(13' 9" x 12' 1")
Master En-suite	2340 x 1565	(7' 8" x 5' 2")
Bedroom Two	3990 x 2475	(13' 1" x 8' 1")
Bedroom Three	3055 x 2655	(10' 0" x 8' 9")
Bathroom	2365 x 1855	(7' 9" x 6' 1")