



Salisbury Road
St. Leonards-On-Sea, TN37 6RX

£275,000 Freehold

Wyatt
Hughes
Residential Sales

Salisbury Road, St. Leonards-On-Sea, TN37 6RX

Nestled in the heart of St Leonards-on-Sea within easy walking distance of local shops and amenities and close to Hastings town centre with its vast array of shops, cafe's restaurants and mainline railway station.

This three double bedroom victorian end of terrace house can be found. Requiring modernisation throughout but offering huge potential for the right buyer to create their perfect home.

On the ground floor there is a spacious living/dining room which leads through to the kitchen and bathroom. Upstairs you will find three double bedrooms which is rare to find in properties within this price range.

Outside the property has its own small but private south facing rear garden which is easy to maintain but large enough to enjoy the summer weather in and off road parking space.

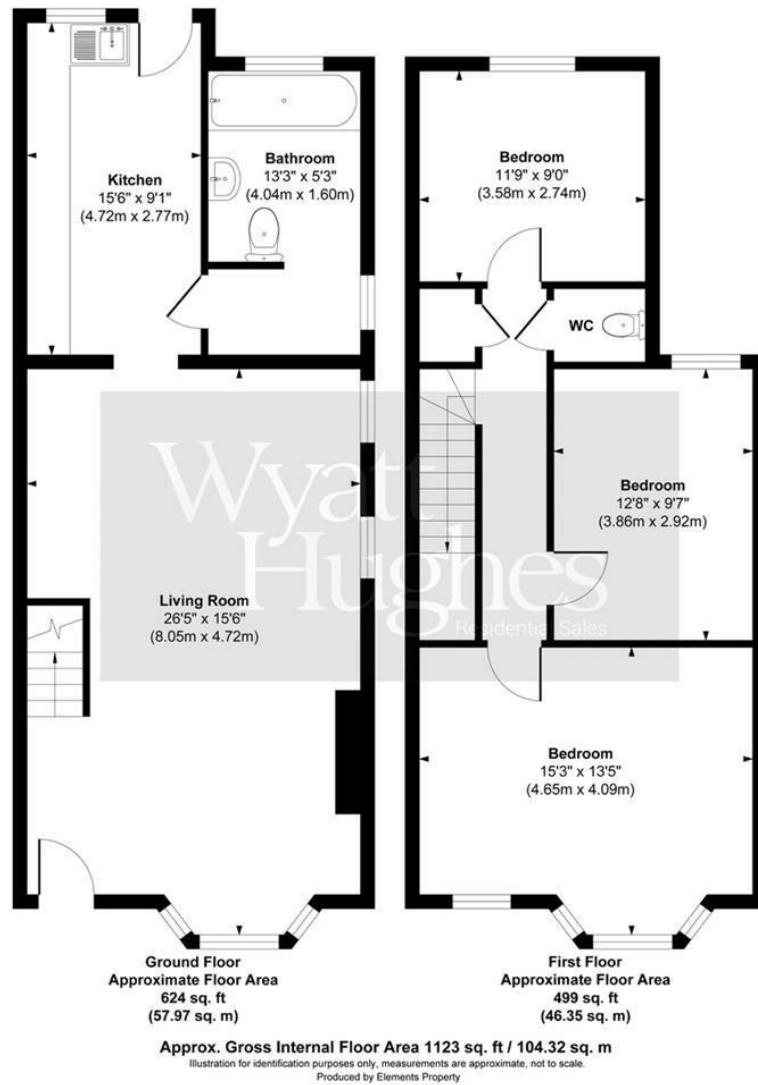
Other benefits to this home include double glazing and gas heating and loft space for additional storage.

Please contact Wyatt Hughes to arrange your appointment to view.



- End of terrace house
- Tax band B
- Requires refurbishment but excellent scope for someone to create their ideal home
- Close to shops and amenities
- Three double bedrooms
- 1123 sq ft
- Spacious living/dining room
- EPC rating D
- No onward chain
- Private south facing garden





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		79	(81-91) B
(69-80) C			(69-80) C
(55-68) D	62		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

