



OAKFIELD



Archery Road, St. Leonards-On-Sea TN38 0FZ

60% Shared ownership £270,000



Archery Road, St. Leonards-On-Sea TN38 0FZ

Shared ownership, rent and service charge for the remaining 40% come to £506 per month

Orbit requirements:

Maximum income of £80,000 PA

Confirmed links to local area (work / kids schools / current home etc)

Stunning four bedroom semi detached modern home located in a charming part of St Leonards within walking distance to local amenities, coffee shops, restaurant's and Warrior Square train station.

Spanning over three floors this property boasts a large living room with beautiful far reaching and sea views. four bedrooms, modern style bathroom and separate WC. Utility room and open plan kitchen dining room, the kitchen benefits from matching wall and base units and integrated appliances.

You can access the sunny rear garden via the bi folding doors, the rear gardens is adjoined by a patio area that leads onto a lawn area, you also have side access to the right hand side of the property. To the front of the property is a blocked pave drive for off road parking.

This would make a fantastic family home and is also being sold chain free!!





Living Room
15'3" x 12'9" (4.67m x 3.89m)

Kitchen
18'8" x 16'0" (5.69m x 4.88m)

GF Bedroom
14'0" x 10'7" (narrowing to 9'1") (4.27m x 3.25m (narrowing to 2.77m))

Utility Room
12'4" x 8'0" (3.76m x 2.44m)

Bedroom
15'3" x 9'8" (4.65m x 2.95m)

Bedroom
13'5" x 8'7" (4.09m x 2.62m)

Bedroom
12'0" (narrowing to 10'0" x 7'1") (3.66m (narrowing to 3.05m x 2.18m))

Bathroom
8'11" x 7'8" (2.73m x 2.36m)

WC
9'3" x 4'1" (2.82m x 1.27m)

Council Tax Band - D £2,554.14 per year

The service charge is approximately £74.98 per annum.



Floor Plan



Viewing

Please contact us on 01424 722122 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

