



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 is £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.

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Area Map



Energy Efficiency Graph

