



OAKFIELD



16

Battle Road, St. Leonards-On-Sea, TN37 7AB

Asking Price £300,000





## Battle Road, St. Leonards-On-Sea, TN37 7AB

This spacious semi-detached house is located in a sought-after location of St Leonards on Sea, close to schools and local amenities.

The house has been newly redecorated throughout and newly fitted carpets laid.

To the Ground Floor: Living Room with bay window to the front and newly fitted carpet; spacious modern fitted kitchen with ample storage, space for fridge freezer, plumbing for washing machine, patio doors to rear; utility area; bathroom with white suite, comprising bath with shower over, wash basin and WC.

To the First Floor: Two double bedrooms one leading to an additional office space / single bedroom / dressing room.

Outside Space: the house has a front shingled area with steps up the the front door; to the rear there is a small area immediately outside the kitchen door, with steps up to two newly fenced and decked areas offering space for garden furniture and far reaching roof top views.

Additional benefits to the property are gas central heating, double glazing, and permit-free street parking.







**Living Room**  
13'1" x 12'7" (4.00m x 3.84m )

**Kitchen**  
12'2" x 9'11" (3.70m x 3.03m)

**Bedroom 1**  
12'4" x 10'2" (3.76m x 3.09m)

**Bedroom 2**  
13'5" x 9'8" (4.09m x 2.95m)

**Bedroom 3**  
11'9" x 5'1" (3.58m x 1.55m)

**Bathroom**  
7'11" x 5'4" (2.41m x 1.63m)

**Rear Garden**  
Stairs rising to two decked areas

**Council Tax Band B - £1,986.55 Per Annum**



Floor Plan

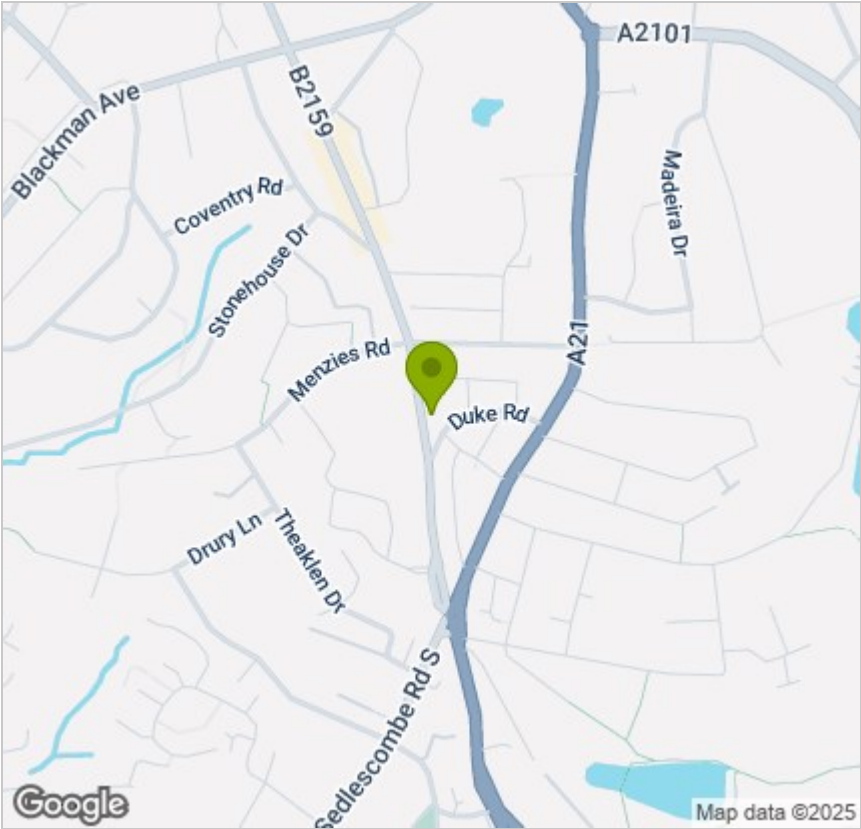


Viewing

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

