



23 Drapers Way, St. Leonards-On-Sea, TN38 0XD

A MODERN TWO BEDROOM SEMI DETACHED HOUSE OCCUPYING A LARGE CORNER PLOT WITHIN THIS POPULAR RESIDENTIAL CUL-DE-SAC IN ST LEONARDS CLOSE TO LOCAL AMENITIES AND SCHOOLS IN SILVERHILL AS WELL AS LOCAL BUS SERVICES ON SEDLESCOMBE ROAD SOUTH. THERE IS ALSO A PARKING SPACE AND A 70FT X 40FT MAX REAR GARDEN.

The property is considered ideal as a first or second time home and provides accommodation over two floors to include a 14'8 x 13'8 max living room/diner with useful understairs cupboard, a fitted kitchen with built-in appliances and an adjoining rear porch leading out to the gardens. To the first floor there is a double main bedroom with built-in double wardrobes & a further recessed storage area with the second bedroom having a double wardrobe recess and there is also a family bathroom/w.c with a 'P' shaped bath & shower.

Outside, there is residents parking, an open plan lawned front garden and a particular feature is the 70ft x 40ft max south facing rear garden. Further benefits include gas fired central heating, double glazing and viewing is strictly by appointment via Sole agent, Charles & Co.

Offers in excess of £250,000

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- Modern Semi Detached House
- Close to Silverhill Amenities
- Wardrobes to both Bedrooms
- 70ft x 40ft max Rear Gardens
- Two Bedrooms
- 14'8 x 13'8 max Living Room
- Family Bathroom/W.C
- Popular Residential Cul-de-Sac
- Fitted Kitchen with Built-in Appliances
- Residents Parking to Front

Entrance Hall

Living Room

14'8 x 13'8 max (4.47m x 4.17m max)

Kitchen

13'8 x 6'5 (4.17m x 1.96m)

Rear Porch

First Floor Landing

Bedroom One

13'8 max x 9'6 (4.17m max x 2.90m)

Bedroom Two

8'5 x 7'4 (2.57m x 2.24m)

Family Bathroom/W.C

5'11 x 5'6 (1.80m x 1.68m)

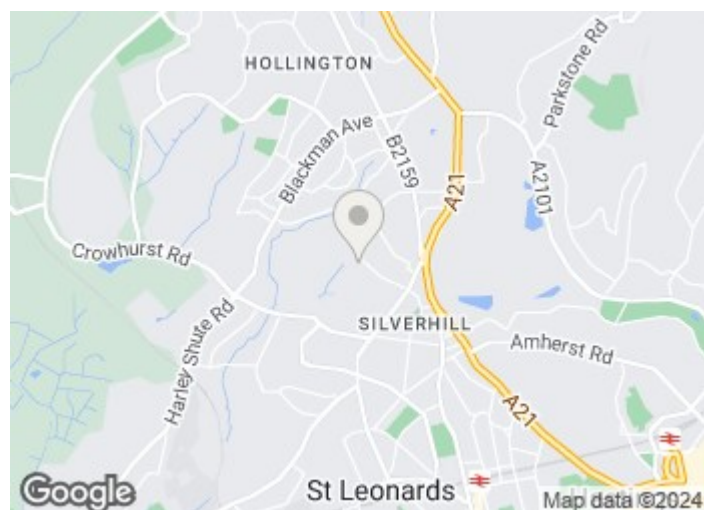
Outside

Front Garden

Parking

Rear Garden

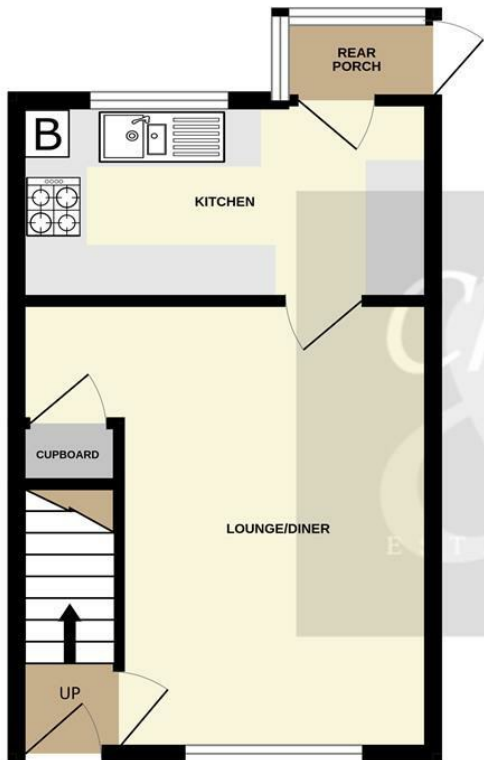
70'0 x 40'0 max (21.34m x 12.19m max)



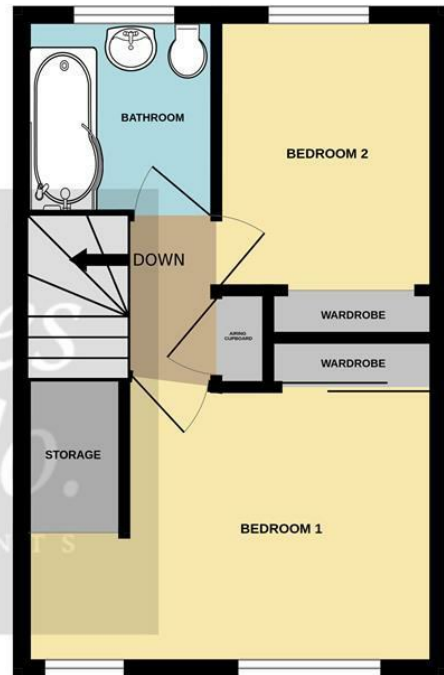


Floor Plan

GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	