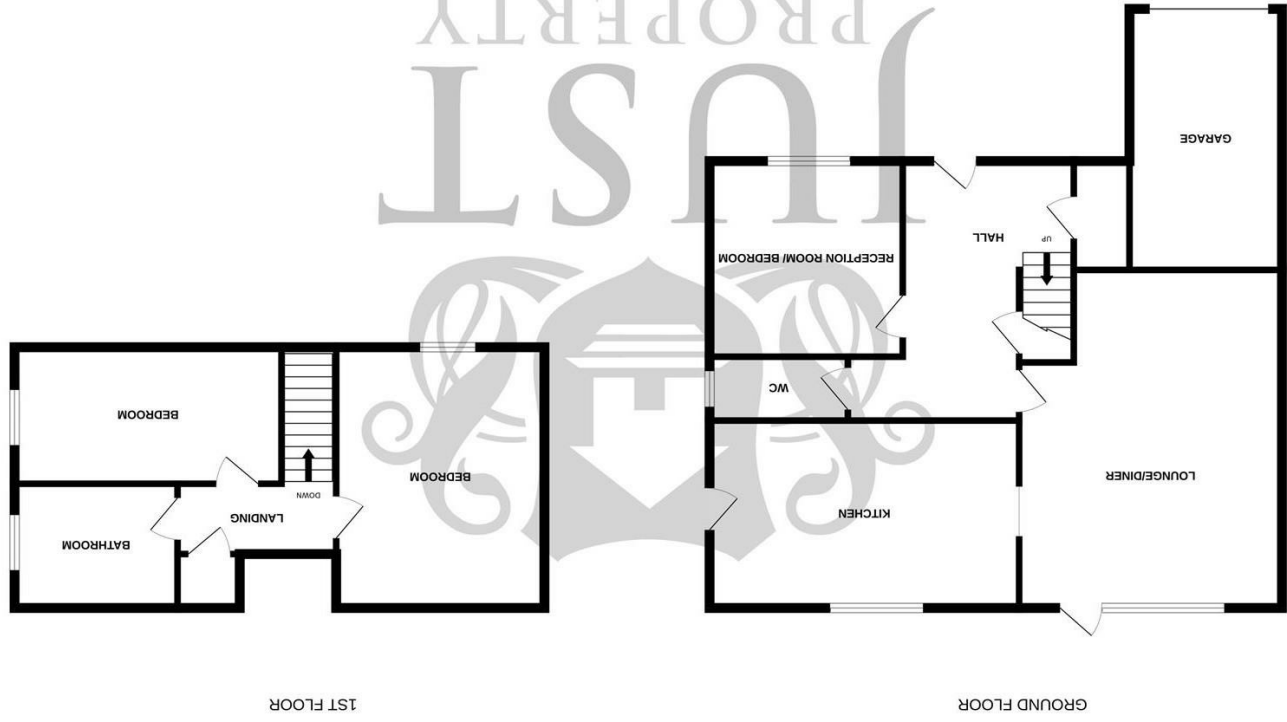
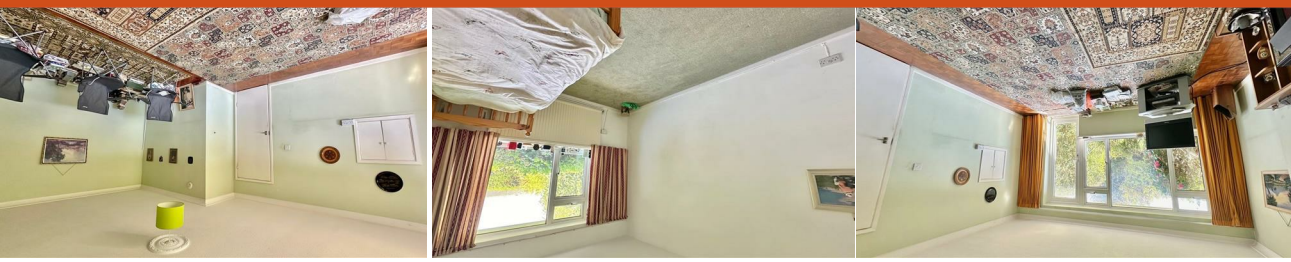


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	55
Potential	85
Energy Efficiency Rating	



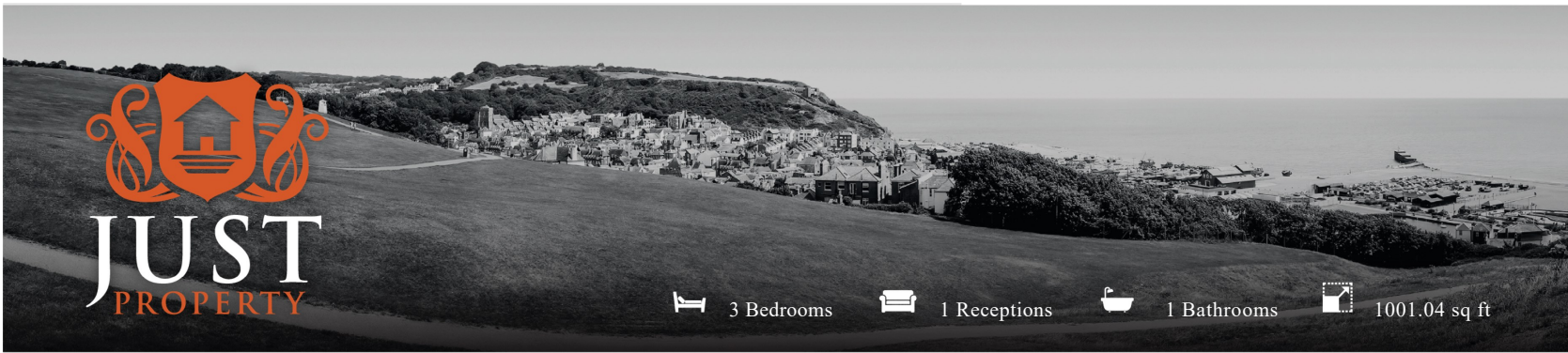
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used 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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FLOORPLANS

174 Old Roar Road, St. Leonards-On-Sea, TN37 7HH

www.justproperty.net



3 Bedrooms | 1 Receptions | 1 Bathrooms | 1001.04 sq ft

Freehold

£395,000

174 Old Roar Road, St. Leonards-On-Sea, TN37 7HH





3 Bedrooms 1 Receptions 1 Bathrooms 1001.04 sq ft

PROPERTY DETAILS

Welcome to this charming detached house located on Old Roar Road in the picturesque town of St. Leonards-On-Sea. This property boasts a spacious 1,001 sq ft of living space, perfect for a family looking for a new home. This CHAIN FREE property is close to Alexandra Park, Hastings town centre, the historic Old Town of Hastings as well as the Conquest hospital.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with family and friends. The house features three lovely bedrooms over two floors, offering plenty of space for everyone to have their own sanctuary. With the convenience of a downstairs bedroom, this property provides flexibility and comfort for all.

The house also includes a bathroom and separate WC, ensuring that your daily routines are both convenient and stylish. The new carpets throughout the property add a touch of luxury, while the double glazed windows and gas central heating provide warmth and energy efficiency.

One of the standout features of this property is the parking space for three vehicles, making it perfect for those with multiple cars or guests visiting. Whether you're hosting a gathering or simply returning home after a long day, parking will never be an issue.

Don't miss the opportunity to make this house your new home. With its desirable location, ample living space, and convenient features, this property on Old Roar Road is available to view today. Contact us today and take the first step towards your new beginning.



ROOM DIMENSIONS

Front Door

Entrance Hall

Lounge
19'0" x 14'0" (5.8m x 4.27m)

Kitchen
13'6" x 8'0" (4.14m x 2.44m)

Dining Room/ Bedroom
12'0" x 9'6" (3.66m x 2.9m)

Downstairs W/C

Stairs to First Floor Landing

Bedroom
13'9" x 11'3" (4.2m x 3.43m)

Bedroom
13'3" x 7'4" (4.06m x 2.24m)

Bathroom

Front Garden

Rear Garden

Garage

FEATURES

- ***Chain Free***
- Detached Chalet Bungalow
- 3 Bedrooms
- Lounge Diner
- Downstairs W/C
- South Facing Rear Gardens
- Garage
- Off Road Parking
- Close to Conquest Hospital
- Quiet Residential Road

