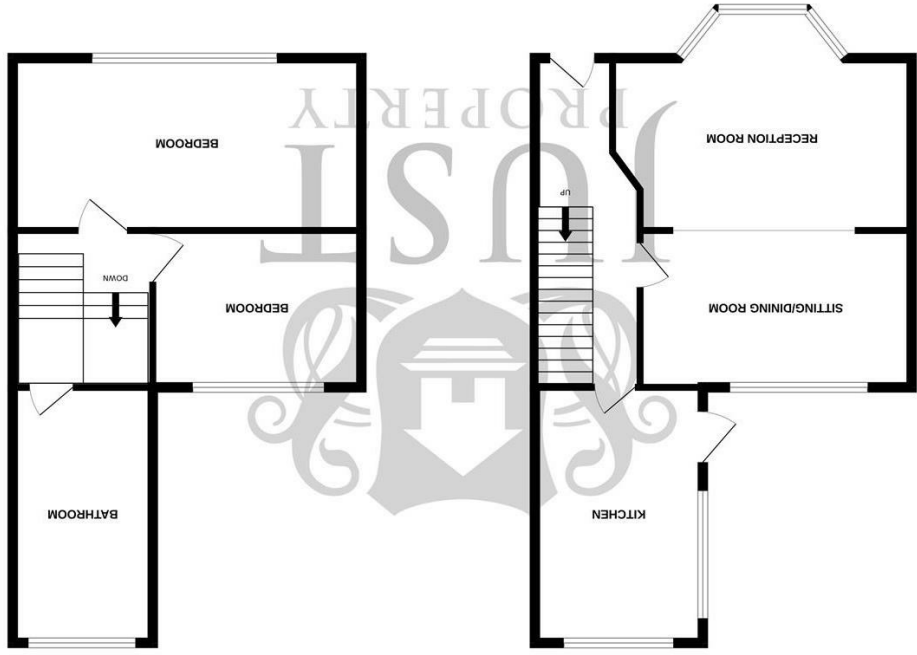


What every attempt has been made to ensure the accuracy of the English contained here, measurements of drawings, photos and appliances are approximate and no responsibility is taken for any errors. Plans, photos and appliances shown here and listed are for information only and should be used as such. All items are subject to change without notice and are not guaranteed.

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	70
Potential	86



1ST FLOOR

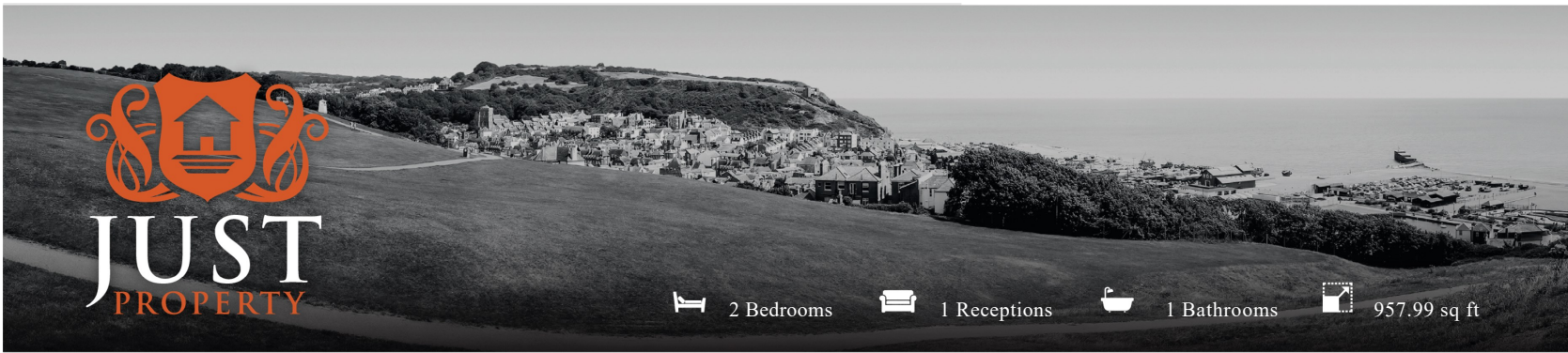
GROUND FLOOR



4 Upper South Road, St. Leonards-On-Sea, TN37 6SG

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms | 1 Receptions | 1 Bathrooms | 957.99 sq ft

Freehold

# £340,000

4 Upper South Road, St. Leonards-On-Sea, TN37 6SG





Freehold

£340,000

2 Bedrooms

1 Receptions

1 Bathrooms

957.99 sq ft

## PROPERTY DETAILS

**\*\*£340,000\*\***

Just Property are delighted to present to the open market this extremely well presented TWO BEDROOM terraced property, situated in the Bohemia area of St Leonards. The property is also within walking distance to Alexandra Park, local schools, shopping facilities in Silverhill, St Leonards and Hastings Town Centres can also be found near by.

The property living accommodation provides a spacious entrance hallway with useful coat / shoe storage, a bay fronted lounge which is open plan and leads through to the large dining space. There is also a well proportioned modern style kitchen with plenty of storage and surface area. The First floor is where you can find both DOUBLE BEDROOMS, with the principle bedroom measuring (15'2" x 11'10") and has great space for built in wardrobes. There is also a large family sized Bath/shower room on the half landing.

Externally, the property has useful rear access & Wood storage for the wood burner in the lounge, an attractive entertaining area that has both planting and space for seating, this would be ideal for wither hosting or alfresco dining. Further benefits are to include double glazing throughout, gas fired central heating and generous sized rooms throughout.

To fully appreciate this stunning property, contact the vendors choice of sole agents Just Property on 01424 444 100 to access for a viewing.



## ROOM DIMENSIONS

Stunning Curb Appeal

Front Door

Entrance Hallway

Open Plan Lounge / Diner

Diner  
10'11" x 9'8" (3.328 x 2.970)

Lounge / Reception Room  
11'8" x 11'9" (3.568 x 3.592)

Kitchen  
12'6" x 8'8" (3.825 x 2.646)

Stairs up to First Floor

Half Landing / Bathroom  
12'11" x 8'6" (3.943 x 2.616)

Bedroom  
10'11" x 9'10" (3.348 x 3.009)

Bedroom  
15'2" x 11'10" (4.627 x 3.623)

Attractive Rear Garden with Rear Access

## FEATURES

- Immaculately presented throughout credit to the current owners
- TWO Spaciously sized bedrooms
- Stunning Rear Courtyard
- Open Plan Living
- Rear Access / Rear Garden
- Close to Amenities / shops
- Transport Links Nearby
- Council Tax Band - B
- Viewing Considered Essential

