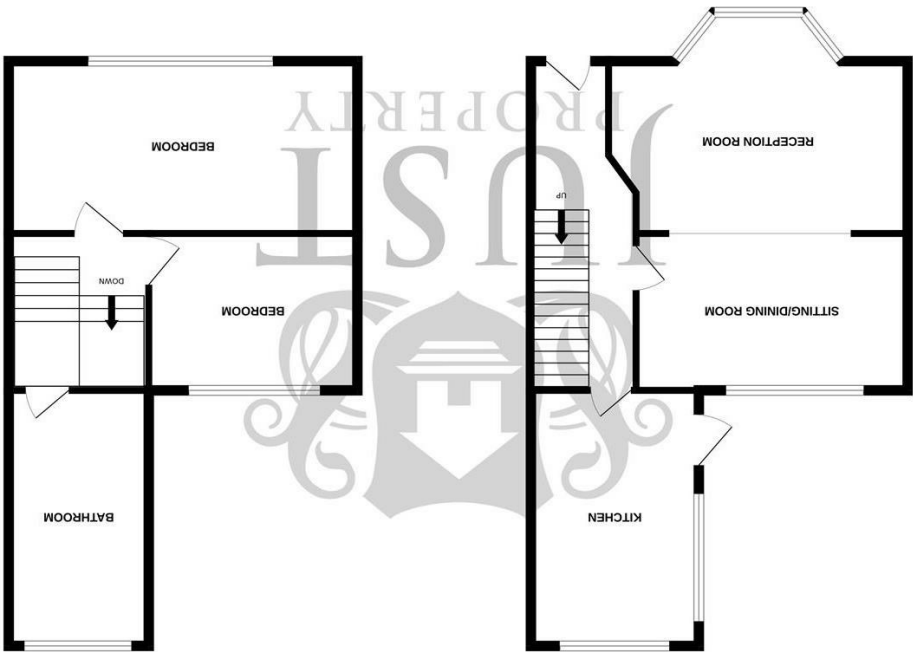




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any variation or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



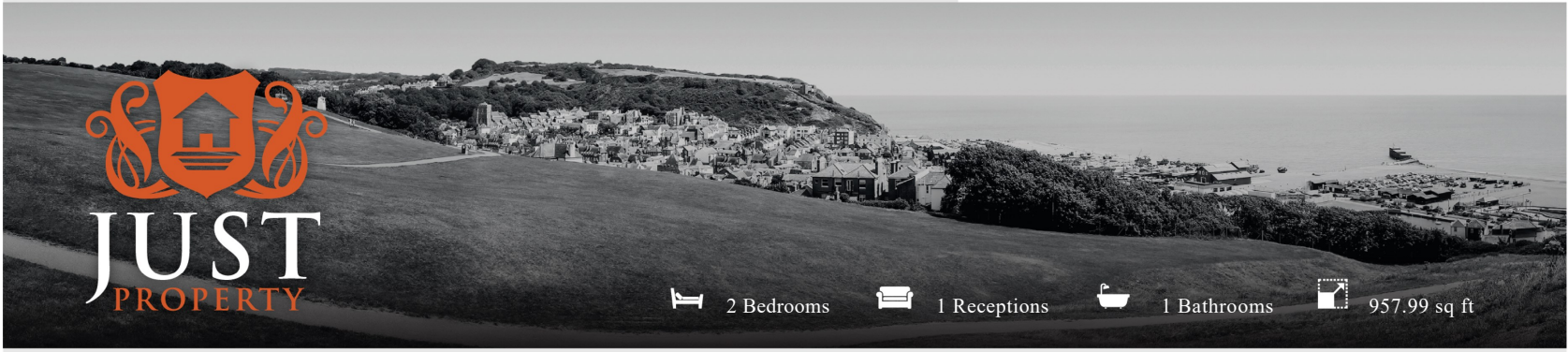
Energy Efficiency Rating			
EU Directive 2002/91/EC			
	Very energy efficient - lower running costs		
	A (92 plus)		
	B (81-91)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
	G (1-20)		
	Not energy efficient - higher running costs		
	Current	Potential	



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

FLOORPLANS

www.justproperty.net



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

Freehold

£325,000





Freehold

£325,000

2 Bedrooms 1 Receptions 1 Bathrooms 957.99 sq ft

PROPERTY DETAILS

£325,000

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	Bedroom
Front Door	15'2" x 11'10" (4.627 x 3.623)
Entrance Hallway	Attractive Rear Garden with Rear Access
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)	

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

