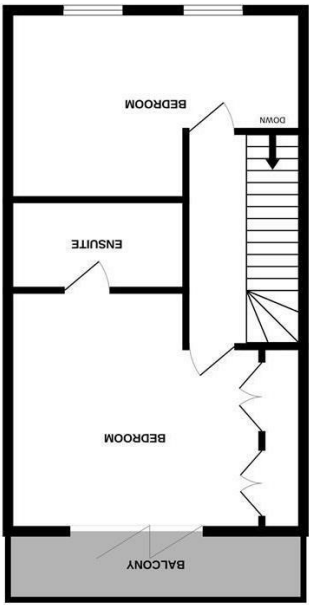
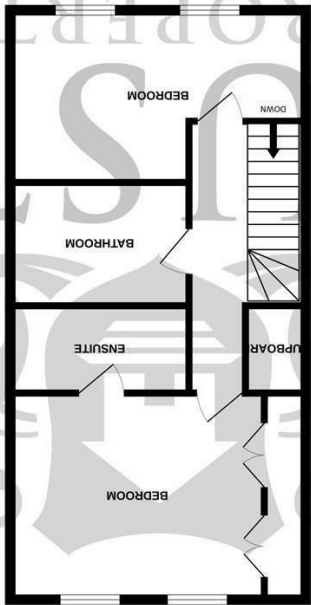




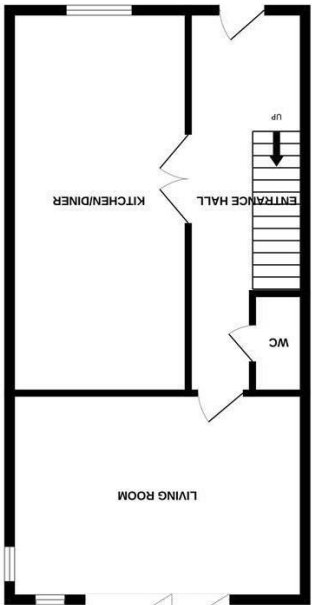
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	85	93
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



2ND FLOOR



1ST FLOOR



GROUND FLOOR

What 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.

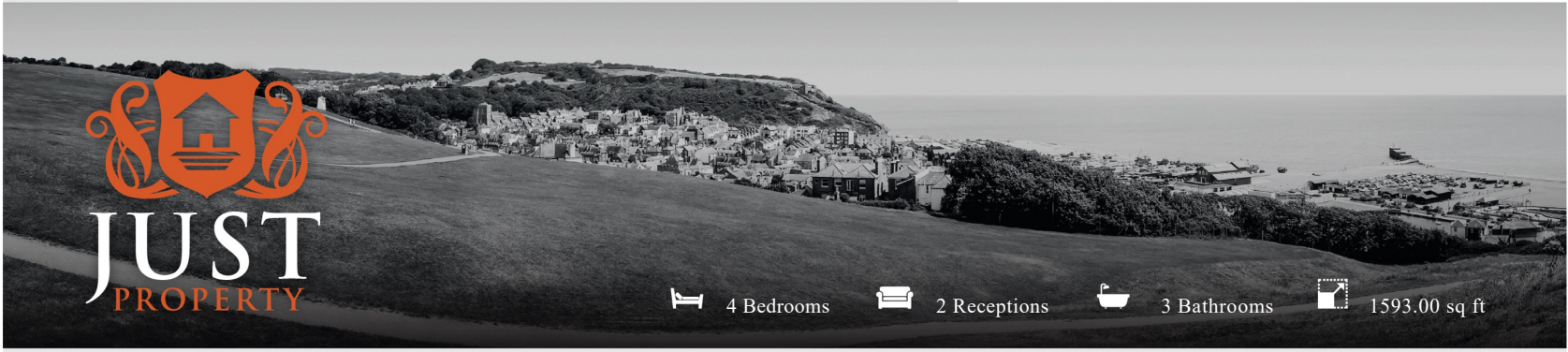
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6 Archery Road, St. Leonards-On-Sea, TN38 0FZ

# FLOORPLANS

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



6 Archery Road, St. Leonards-On-Sea, TN38 0FZ

Freehold

£575,000







Freehold

£575,000



## ROOM DIMENSIONS

Front Door

Hallway

19'9" x 6'0" (6.02 x 1.83)

Fitted Kitchen / Dining Area

22'4" x 10'0" (6.83 x 3.07)

WC

6'0" x 2'5" (1.85 x 0.76)

Family Living Room

16'4" x 11'3" (4.98 x 3.45)

Stairs To Landing

Bedroom

13'10" x 11'5" (4.22 x 3.48)

En Suite

8'5" x 4'9" (2.59 x 1.45)

Bedroom

16'4" x 9'1" (4.98 x 2.79)

Bath / Shower Room

9'3" x 7'1" (2.82 x 2.18)

Stairs To Second Floor

Bedroom

14'6" x 13'8" (4.42 x 4.19)

En Suite

18'3" x 4'9" (5.57 x 1.45)

Balcony

16'4" x 4'0" (5.00 x 1.24)

Enclosed Rear Garden

Two Allocated Parking Spaces

## FEATURES

- Recently Built Three Storey Regency Style Townhouse
- Four Bedrooms
- Three Bathrooms
- Great Family Sized Kitchen and Dining Area
- Landscaped Mediterranean Style Rear Garden
- Two Allocated Parking Spaces
- Living Room with Bi-Fold Doors To Outside
- Moments From Seafront and Promenade
- Fantastic Decorative Condition
- Remainder Of 10 Year New Build Warranty



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.