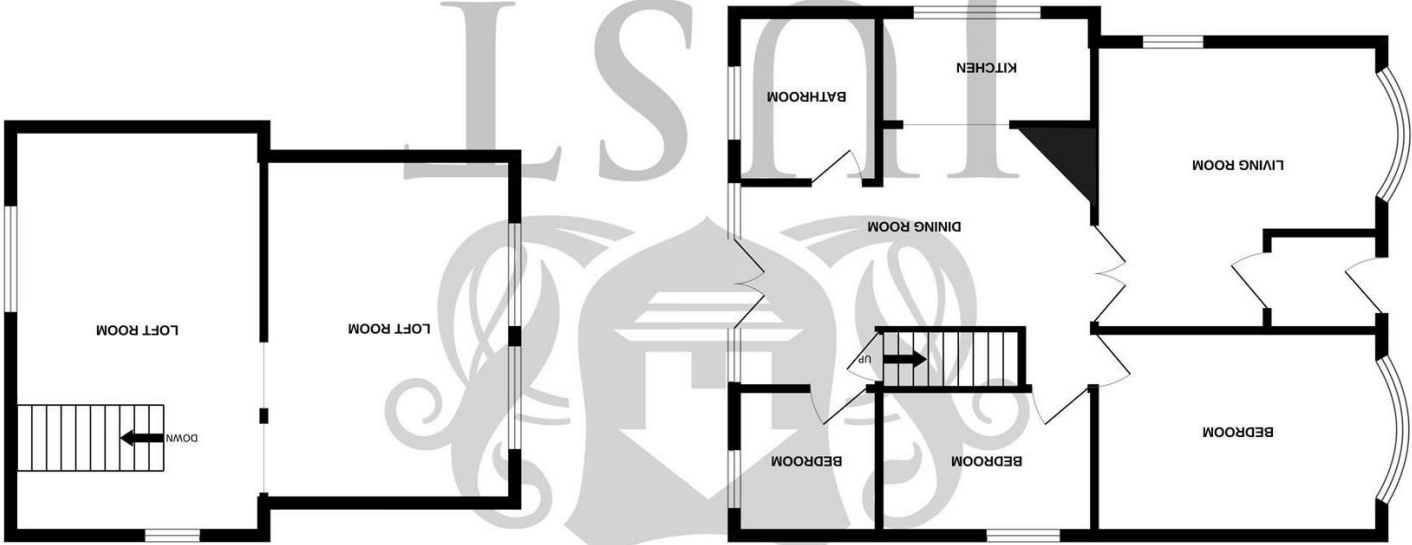




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

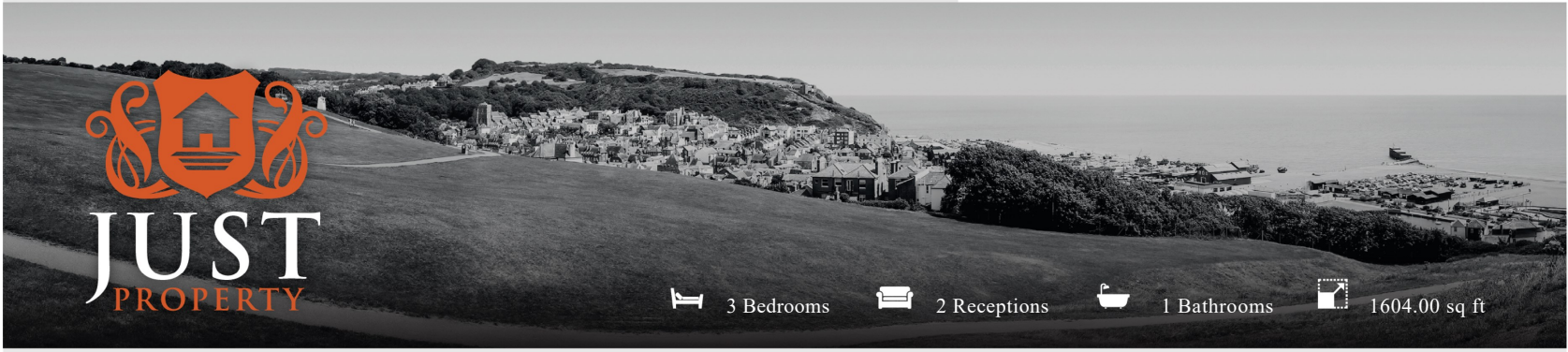


1ST FLOOR

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	65	78
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		



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3 Bedrooms 2 Receptions 1 Bathrooms 1604.00 sq ft

561 Sedlescombe Road North, St. Leonards-On-Sea, TN37 7PB

Freehold

£350,000





Freehold

£350,000



3 Bedrooms



2 Receptions



1 Bathrooms



1604.00 sq ft

PROPERTY DETAILS

Just Property are pleased to present this deceptively spacious three-bedroom detached bungalow, set on a generous plot in an elevated position, offering scope for improvement and the chance to create a truly individual home.

Located at the top of Sedlescombe Road North, this property enjoys excellent access to the A21, local schools, the Conquest Hospital, and nearby amenities including a large Sainsbury's supermarket.

The bungalow is approached via a sloping driveway that wraps around the side of the home, leading to the rear garden and parking area. The front garden is attractively landscaped and sets the property back from the road, enhancing its sense of privacy.

Internally, the home offers a blank canvas for renovation and modernisation. The accommodation begins with a welcoming entrance porch leading into a bay-fronted living room, complete with a log burner. At the heart of the home is a spacious open-plan kitchen/diner—an ideal setting for family meals or entertaining, with double doors opening directly onto the rear garden.

The principal bedroom sits to the front of the property, opposite the lounge, while two additional bedrooms and a family bathroom complete the ground floor layout. A particular feature are the generous loft room, accessed via a staircase from the dining area, offering flexible use as a home office, playroom, or occasional guest space needing some finishing off.

This property represents a fantastic opportunity for those seeking a well-located home with potential. Early viewing is highly recommended.

ROOM DIMENSIONS

Front Door

Entry Vestibule

Family Lounge

16'9" x 14'0" (5.13 x 4.27)

Dining Room

11'10" x 11'10" (3.63 x 3.63)

Rear Entrance Area

Kitchen

11'10" x 6'3" (3.63 x 1.93)

Shower Room / WC

9'8" x 5'6" (2.95 x 1.70)

Bedroom

13'10" x 12'9" (4.24 x 3.89)

Bedroom

11'10" x 9'6" (3.61 x 2.90)

Bedroom

10'0" x 5'6" (3.05 x 1.70)

Stairs To Landing Area

Loft Room

15'10" x 10'5" (4.83 x 3.18)

Loft Room

11'1" x 10'9" (3.40 x 3.28)

Loft Room

10'1" x 3'6" (3.09 x 1.09)

FEATURES

- Detached Family Home
- Massive Potential
- Three Bedrooms
- Loft Rooms
- Bay Fronted Family Lounge
- Open Plan Kitchen / Dining Room with Wood Burner
- Rear Workshops
- Garden Area
- Close to Transport Links

