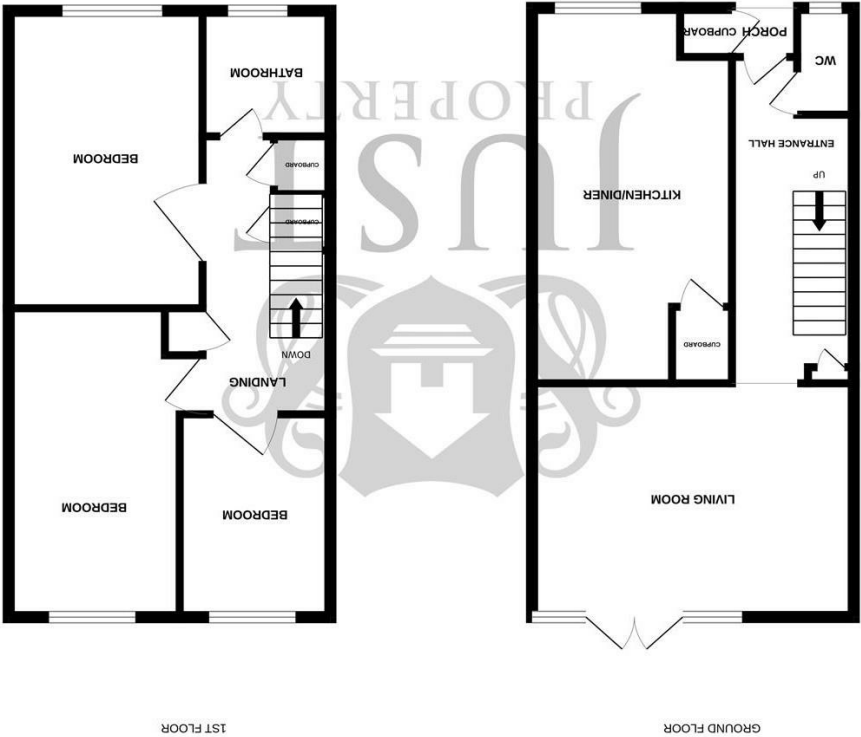




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Potential	Current	
Very energy efficient - lower running costs		
	81	83
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		



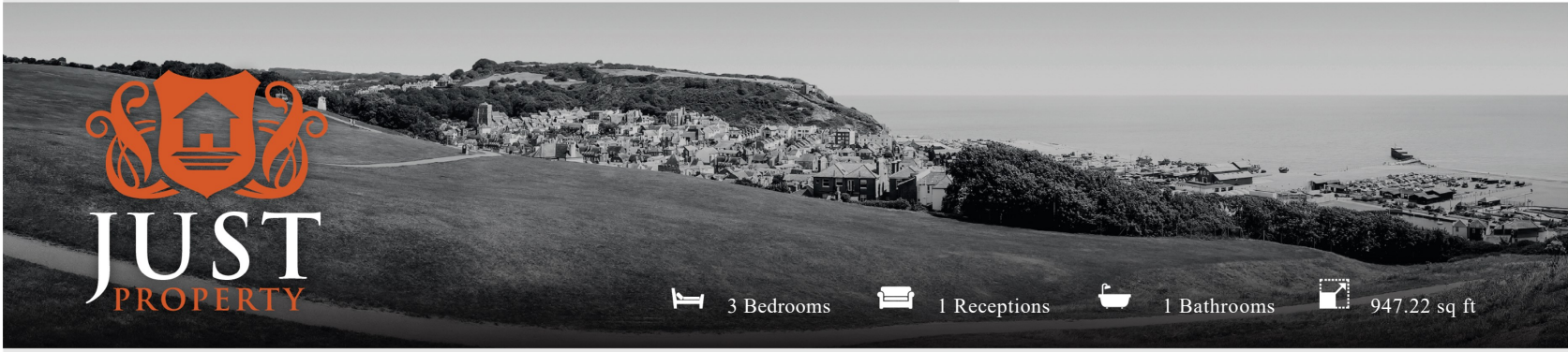
While every attempt has been made to ensure the accuracy of the location contained herein, measurements of rooms, windows, doors and other details are approximate and should be used as a guide only. The company does not accept any liability for any errors or omissions. This plan is for guidance purposes only and should be used as a guide only. The company does not accept any liability for any errors or omissions. This plan is for guidance purposes only and should be used as a guide only.



# FLOORPLANS

35 Buckingham Road, St. Leonards-On-Sea, TN38 9QE

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



3 Bedrooms 1 Receptions 1 Bathrooms 947.22 sq ft

35 Buckingham Road, St. Leonards-On-Sea, TN38 9QE

Freehold

£275,000







Freehold

£275,000



3 Bedrooms



1 Receptions



1 Bathrooms



947.22 sq ft

## PROPERTY DETAILS

A beautifully presented and exceptionally spacious three double bedroom mid-terrace family home, situated in this highly popular residential road on the outskirts of St Leonards-on-Sea.

Buckingham Road is conveniently located close to local shops, schools, supermarkets, bus routes and excellent transport links, making it a consistently sought-after area for families and commuters alike.

The accommodation is arranged over two floors and comprises a welcoming entrance hallway with useful understairs storage and a ground floor WC. The generous fitted kitchen offers ample storage along with plenty of space for family dining. The bright and spacious living room benefits from built-in storage and patio doors opening directly onto the rear garden, creating a wonderful space for both relaxing and entertaining.

To the first floor, the landing provides additional storage cupboards, a well-appointed family bathroom and three excellent-sized double bedrooms, two of which enjoy pleasant views over the rear garden.

Externally, the property offers a small front courtyard area and a fully enclosed rear garden featuring a patio area and storage shed.

Further benefits include uPVC double glazing and gas-fired central heating throughout.

Viewing is highly recommended to fully appreciate the size and quality of this fantastic family home. For further information or to arrange a viewing, please contact us on 01424 444100.



## ROOM DIMENSIONS

Front Door

Entrance Hall

Downstairs WC

Kitchen/Dining Room  
18'4" x 9'10" (5.60m x 3.00m)

Family Lounge  
16'0" x 11'1" (4.90m x 3.40m)

Stairs To First Floor Landing

Bedroom  
9'6" x 7'2" (2.90m x 2.20m)

Bedroom  
14'1" x 9'10" (4.30m x 3.00m)

Bedroom  
15'1" x 9'6" (4.60m x 2.90m)

Bathroom  
6'2" x 6'2" (1.90m x 1.90m)

Cupboard

Rear Garden

Front Garden Area

## FEATURES

- Beautifully Presented Family Home
- Three Double Bedrooms
- Fitted Kitchen / Dining Room
- Downstairs WC
- Family Lounge with Patio Doors To Garden
- Close To Schools, Shops and Buses
- Enclosed Rear Garden
- Popular Residential Area
- UPVC Windows and Gas Central Heating

