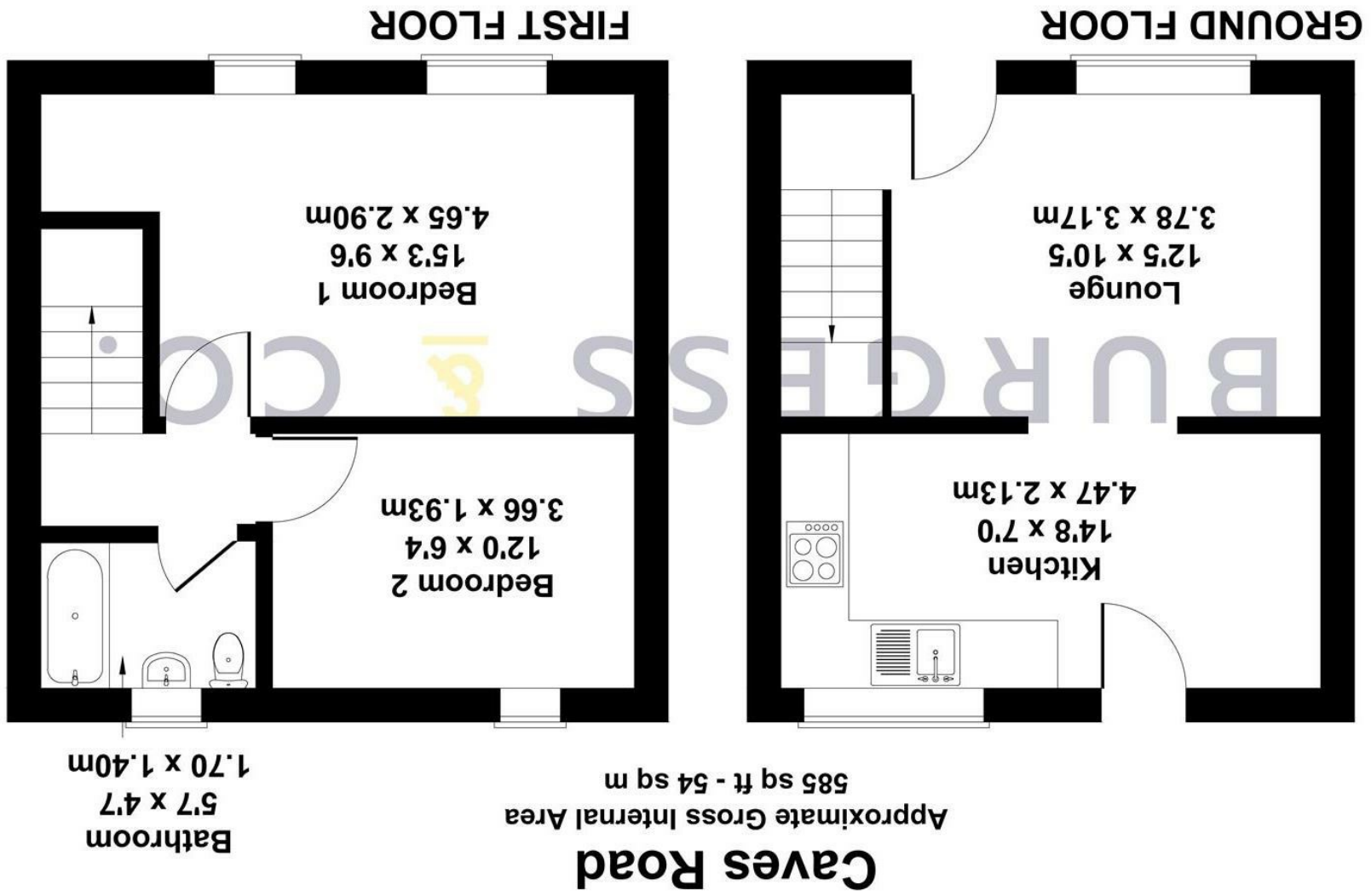




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BURGESS & CO.
01424 222255

9 Sovereign Mews, Caves Road, St. Leonards-On-Sea, TN38 0AT

Offers Over
£190,000 Freehold



01424 222255

****CHAIN FREE**** Burgess & Co are delighted to bring to the market this two bedroom terraced house situated at the rear of the desirable St Leonards seafront. Ideally located within close proximity to local shops, bus services and West St Leonards railway station as well as St Leonards Gardens, central St Leonards with its many independent shops, eateries and further mainline railway station with its direct links to London. This property has been rented for a number of years and offers scope for further improvement. The accommodation comprises a living room, a modern kitchen/breakfast room, two bedrooms and a family bathroom. Further benefits include gas central heating, double glazing, a large SOUTH FACING rear garden and an allocated parking space. This is an ideal investment or first time buy. Viewing is highly recommended by the vendors sole agents.

Entrance

Private front door to

Living Room

12'0 x 10'5

With radiator, fuse box, smoke alarm, stairs to First Floor, double glazed window to the front. Opening to

Kitchen

14'8 x 7'0

Comprising matching range of wall & base units, worksurface, inset sink unit with mixer tap, tiled splashbacks, inset gas hob with extractor hood over, fitted oven, space & plumbing for washing machine, radiator, space for small table & chairs, wall mounted boiler, double glazed window to the rear, double glazed frosted door to the rear garden.

First Floor Landing

Bedroom One

15'3 x 9'6

With radiator, two double glazed windows to the front.

Bedroom Two

12'0 x 6'4

With radiator, double glazed window to the rear.

Bathroom

5'7 x 4'7

Comprising panelled bath, pedestal wash hand basin, low level w.c, partly tiled walls, double glazed frosted window to the rear.

Outside/Parking

To the front there is an allocated parking

space. To the rear there a patio area, an area of lawn, a raised flowerbed, being enclosed by fencing and enjoying a southerly aspect.

NB

Council tax band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

