



**Adelaide Road, St. Leonards-On-Sea TN38 9DA**



**welcome to**

**Adelaide Road, St. Leonards-On-Sea**

The property offers two double bedrooms with bay fronted lounge/dining room, fitted kitchen, and modern shower room whilst the rear garden offers low maintenance garden with above-ground heated swimming pool and patio area for entertaining.



## Entrance Hall

Access via private front door into entrance hall, fuse board, loft hatch and wooden flooring leading to

## Lounge

13' 10" x 12' 1" ( 4.22m x 3.68m )

Double glazed bay window to rear aspect, fireplace, log burner and wooden flooring.

## Kitchen

8' 10" x 9' 11" ( 2.69m x 3.02m )

Matching wall and base units, one and a half bowl sink and drainer unit, wall mounted boiler, freestanding White goods, gas hob, vinyl flooring and double glazed window to side aspect.

## Bedroom One

11' 11" x 9' 11" ( 3.63m x 3.02m )

Double glazed window to front aspect, radiator and carpet.

## Bedroom Two

11' 10" x 9' 11" ( 3.61m x 3.02m )

Double glazed window and door to rear aspect, radiator and wooden flooring.

## Bathroom

Walk in shower enclosure with rainfall shower attachment, wc, wash hand basin inset vanity unit, radiator, vinyl flooring and double glazed window to front aspect.

## Front Of The Property

Block paved drive providing off road parking for two vehicles, electric charging point, section of artificial lawn, security light and side access gate leading to rear garden.

## Rear Garden

Level rear garden with artificial laid to lawn and turf, patio area, above ground heated swimming pool, gate access to the front, wooden shed and fenced boundaries.



Total floor area 63.8 sq.m. (687 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [fox-and-sons.co.uk/Property/HAS121077](http://fox-and-sons.co.uk/Property/HAS121077)



welcome to

## Adelaide Road, St. Leonards-On-Sea

- Detached Bungalow
- Two Double Bedrooms
- Bay Fronted Lounge
- Kitchen
- Modern Shower Room

Tenure: Freehold EPC Rating: D

offers over

**£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS121077](https://fox-and-sons.co.uk/Property/HAS121077)



Property Ref:  
HAS121077 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01424 722177**



[hastings@fox-and-sons.co.uk](mailto:hastings@fox-and-sons.co.uk)



33 Havelock Road, HASTINGS, East Sussex,  
TN34 1BE



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)