



**Swynford Drive, St. Leonards-On-Sea TN38 9NQ**



**welcome to**

**Swynford Drive, St. Leonards-On-Sea**

\*\*\*\* GUIDE PRICE £300,000-£325,000\*\*\*\*

A three bedroom end-terraced house located in St. Leonard's with easy access to local schooling, supermarkets and bus routes directly to Hastings town centre. The property is located on a corner plot with access via private front door into entrance hall with lounge, modern kitchen/diner and staircase rising to first floor with three bedrooms, wc and family bathroom. An ideal family home with internal viewings highly recommended!



## Entrance Hall

Access via private door into entrance hall with radiator, carpet, and doors off to

## Lounge

10' 10" x 16' 11" ( 3.30m x 5.16m )

Double glazed window to front aspect, radiator, feature fireplace and carpet.

## Kitchen/diner

13' 10" x 11' 10" ( 4.22m x 3.61m )

Matching wall and base units with one bowl sink and drainer unit, radiator, vinyl flooring, oven was gas hob, freestanding white goods, understairs storage, radiator, tiled splashback, double glazed window to rear aspect and patio door to rear aspect.

## First Floor Landing

Staircase rising to first floor landing, storage cupboard and carpet.

## Bedroom One

9' 4" x 13' 11" ( 2.84m x 4.24m )

Two double glazed windows to rear aspect overlooking the garden, radiator, wardrobe and carpet.

## Bedroom Two

7' 8" x 10' 7" ( 2.34m x 3.23m )

Double glazed window to the front aspect, radiator and carpet.

## Bedroom Three

10' 1" x 5' 11" ( 3.07m x 1.80m )

Double glazed window to front aspect, radiator and carpet.

## Wc

Double glazed window to side aspect, wc, pedestal wash hand basin and partly tiled walls.

## Bathroom

Double glazed window to side aspect, radiator, wc, pedestal wash hand basin, corner bath with shower screen and attachment, partly tiled walls.

## Rear Garden

Patio area leading over to lawn with shed and fenced boundaries.



**Ground Floor**

**First Floor**

**Total floor area 77.0 m<sup>2</sup> (828 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Swynford Drive, St. Leonards-On-Sea

- End-terraced House
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Bathroom & Separate WC
- Rear Garden

Tenure: Freehold EPC Rating: D

**£300,000**



Please note the marker reflects the postcode not the actual property

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