



**Southwater Road, St. Leonards-On-Sea TN37 6JS**

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## **Southwater Road, St. Leonards-On-Sea**

This exciting opportunity has arisen to acquire this four bedroom maisonette expanding over three floors in a central location of St. Leonard's. The property benefits from local amenities such as Warrior square train station, local shops as well as being a short walk from Hastings sea front. In Brief the accommodation is accessed from ground floor into entrance hall with cloakroom, lounge and fitted kitchen whilst the first floor offers master bedroom and bedroom two leading to second floor housing a further two bedrooms and family bathroom. To the rear of the property is a private rear garden with patio area leading to section and lawn with fenced boundaries and is being sold with a long lease and share of freehold, please call to arrange a viewing.



### Entrance Hall

Access via private front door into entrance hall with staircase rising to first floor and vinyl flooring.

### Cloakroom

Wash hand basin and wc.

### Lounge

15' 2" x 12' 7" ( 4.62m x 3.84m )

Bayview single glazed sash window to front aspect, vinyl flooring, radiator, feature fireplace and high ceilings.

### Kitchen

12' 2" x 9' 10" ( 3.71m x 3.00m )

Matching wall and base units with one bowl sink and drainer unit, freestanding cooker with cooker hood over, radiator, freestanding fridge, high ceilings, vinyl flooring and single glazed sash window to rear aspect.

### First Floor Landing

Staircase rising to first floor with carpet and sash window to rear aspect.

### bedroom one

15' 7" x 12' 1" ( 4.75m x 3.68m )

Single glazed bay view sash window to front aspect, radiator and carpet.

### Bedroom two

12' 2" x 9' 9" ( 3.71m x 2.97m )

Single glazed frosted sash window to rear aspect, radiator, radiator and high ceilings.

### Second Floor Landing

Staircase rising to second floor with utility area and storage shelves.

### Bedroom three

12' 5" x 8' 1" ( 3.78m x 2.46m )

Single glazed sash window to front aspect, radiator and carpet.

### Bedroom Four

12' 3" x 9' 9" ( 3.73m x 2.97m )

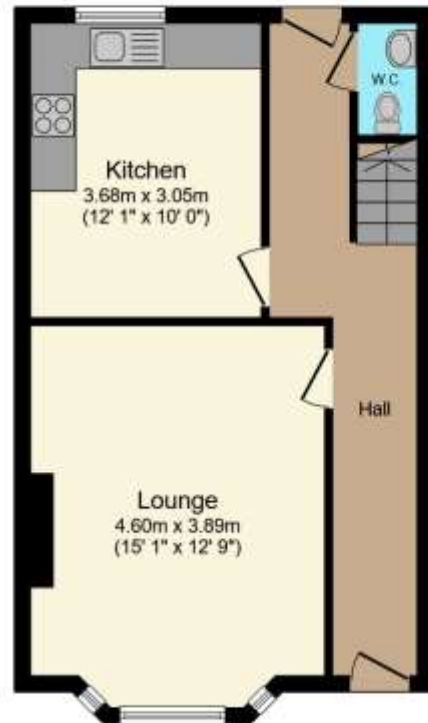
Single glazed sash window to rear aspect, radiator and carpet.

### Bathroom

Panelled bath with shower screen over, radiator, vanity wash hand basin, wc, radiator, partly tiled walls, tiled flooring and sash window to front aspect.

### Rear Garden

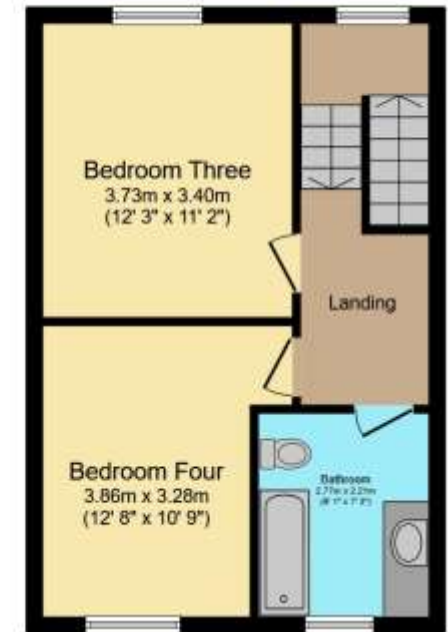
Patio area with shrubs and flowers leading to section on lawn with fenced boundaries.



Ground Floor



First Floor



Second Floor

Total floor area 129.8 sq.m. (1,397 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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## Southwater Road, St. Leonards-On-Sea

- Maisonette
- Four Bedrooms
- Lounge
- Fitted Kitchen
- Family Bathroom & Cloakroom
- Rear Garden
- Long Lease
- Share of Freehold

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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