

Ford Road, St. Leonards-On-Sea TN38 9JD



welcome to

Ford Road, St. Leonards-On-Sea

Calling all first-time buyers! Welcome to the market this TWO double bedroom MID-TERRACED house in the ever popular Ford road. The property in brief consists of a large living / dining room, separate galley style kitchen, the two double bedrooms, family bathroom, off road parking and a large rear garden. The property benefits from being double glazed and centrally heated throughout and well as having a well maintained, modern interior perfect for someone to move straight in.

The property is located in an ideal Saint Leonards location close to local bus routes, local schooling and amenities as well as being a short stroll from Tesco's. Internal viewings are highly encouraged to avoid any disappointment so call us today!













Entrance Hall

Staircase rising to upper floor accommodation with cupboard under stairs, double g lazed window to front aspect and doors to;

Kitchen

6' 9" x 14' 1" (2.06m x 4.29m)

Double glazed window to rear aspect, eye and base level modern units with space and plumbing for washing machine and oven.

Lounge / Diner

10' 9" x 22' (3.28m x 6.71m)

Double glazed windows to front and rear aspects, feature fire, two centrally heated radiators, ample room for dining table and lounge furniture.

First Floor Landing

With doors to;

Bedroom One

10' 11" x 16' 8" (3.33m x 5.08m)

Double glazed windows to front aspect, built in wardrobes, centrally heated radiator and fully carpeted.

Bedroom Two

9' 10" x 11' 1" (3.00m x 3.38m)

Double glazed window to rear aspect, radiator and fully carpeted

Family Bathroom

Double glazed window to the rear aspect, panelled bath, low level w/c and wash hand basin.

Outside

Large rear garden predominately laid to lawn. Off street parking is also offered to the front aspect of the property.





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Ford Road, St. Leonards-On-Sea

- TWO BEDROOM
- MID-TERRACED HOUSE
- OFF ROAD PARKING
- LARGE REAR GARDEN
- SEPARATE KITCHEN

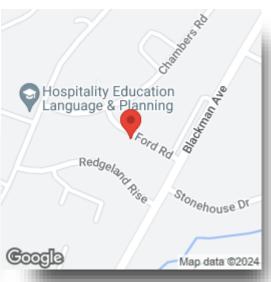
Tenure: Freehold EPC Rating: D

£250,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS116958



Property Ref: HAS116958 - 0002 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.

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