



Salisbury Road, St. Leonards-On-Sea TN37 6RX

welcome to

Salisbury Road, St. Leonards-On-Sea

An exciting opportunity to acquire this well-presented house situated in an extremely convenient part of St. Leonard's-On-Sea. The property boasts spacious living accommodation throughout and close to various local amenities making it an ideal home for a family. Consisting of three good sized bedrooms, a lounge/diner, family bathroom, fully fitted kitchen and separate WC. Other benefits include various built-in appliances, private rear garden and double glazing throughout. Viewings are highly recommended!



Entrance Hall

Double glazed door to the front aspect, under stairs storage cupboard and radiator.

Lounge/Diner

26' 4" x 11' 7" max (8.03m x 3.53m max)

Double glazed window to the front aspect, wood burner and double-glazed patio doors, wall mounted radiator, television points and a hatch through to the kitchen.

Kitchen

11' 3" x 9' 1" (3.43m x 2.77m)

Fitted kitchen with a range of wall and base units, surfaces to incorporate a sink and drainer unit, electric oven and a gas hob with cooker hood over, washing machine, dishwasher, central heating gas boiler and under floor heating. Double glazed window to the rear and side aspect.

First Floor Landing

Trap hatch and ladder to additional loft room ideal for a home office or sleeping area.

Cloakroom

Fitted with a low level wc.

Bedroom One

13' 8" into bay x 10' 2" (4.17m into bay x 3.10m)

Double glazed window to the front aspect and radiator.

Bedroom Two

12' 1" x 10' 1" (3.68m x 3.07m)

Double glazed window to the side aspect and radiator.

Bedroom Three

9' 11" x 8' 6" (3.02m x 2.59m)

Double glazed window to the side aspect and radiator.

Bathroom

Double glazed window to the front aspect, shower cubicle, wash hand basin, fully tiled throughout, radiator.

Externally

Good size rear garden, mainly laid to lawn with fenced boundaries.



Ground Floor

First Floor

Total floor area 91.2 sq.m. (981 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.



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welcome to

Salisbury Road, St. Leonards-On-Sea

- Mid-Terraced House
- Three Bedrooms
- Well Presented Throughout
- Open Plan Lounge/Diner
- Fitted Kitchen & Bathroom
- Close to Local Amenities
- Popular Location/Close to Schooling
- Private Rear Garden

Tenure: Freehold EPC Rating: D

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS121721 - 0003

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