



Sedlescombe Road North, St. Leonards-On-Sea TN37 7JL



welcome to

Sedlescombe Road North, St. Leonards-On-Sea

A block of apartments offering three separate 2/3 bedroom flats. these flats come with a communal garden and three garages with off street parking in front. the communal hallway enters at the ground floor with a flat being located on the lower and upper floor also.



Communal Area

Communal hallway that leads to all three flats. the lower ground provides access to the gardens and around the back of the garages.

Lower Ground Flat

Hallway

The hallway provides multiple storage cupboards

Lounge

15' 2" x 14' 5" (4.62m x 4.39m)

Double glazed window and double doors leading to the rear garden. Fireplace and radiator.

Office

11' 9" x 14' 5" (3.58m x 4.39m)

Double glazed window to the front aspect, radiator.

Kitchen

11' 7" x 8' 7" (3.53m x 2.62m)

Double glazed window to the rear aspect, with door leading to the garden. A range of wall and base units to incorporate sink/drain, oven and gas hob, with space for a washing machine, dishwasher and fridge freezer.

Bedroom One

9' 10" x 24' 11" (3.00m x 7.59m)

Double glazed window to the front aspect, radiator, built in wardrobes.

Bedroom Two

10' 10" x 8' (3.30m x 2.44m)

Double glazed window to the rear aspect, radiator.

Bedroom Three

10' 10" x 7' 5" (3.30m x 2.26m)

Double glazed window to the rear aspect, radiator.

Bathroom

Double glazed window to the side aspect, bath with shower above, wash hand basin. the toilet is located separately.

Ground Floor Flat

Hallway

The hallway provides multiple storage cupboards.

Lounge

21' 11" Max x 15' 1" Max (6.68m Max x 4.60m Max)

Double glazed window to the front and side aspect, radiator. door leading to the 'sun room'.

Sun Room

9' 9" x 4' 7" (2.97m x 1.40m)

Double glazed window to the side aspect.

Kitchen

10' 10" x 8' 6" (3.30m x 2.59m)

Double glazed window to the rear aspect, a range of wall and base units to incorporate sink/drain, oven and hob, space for washing machine, fridge freezer, gch boiler.

Bedroom One

10' x 15' 7" (3.05m x 4.75m)

Double glazed window to the front aspect, radiator.

Bedroom Two

10' 10" x 15' 7" (3.30m x 4.75m)

Double glazed window to the rear aspect, radiator.

Bathroom

Double glazed window to the side aspect, bath, sink with the toilet located separately.

First Floor Flat

Lounge

18' x 15' 2" (5.49m x 4.62m)

Kitchen

10' 5" x 8' 6" (3.17m x 2.59m)

Double glazed window to the rear aspect. Wall and base units.

Bedroom One

11' 11" x 12' 3" (3.63m x 3.73m)

Double glazed window to the front aspect

Bedroom Two

10' 5" x 9' 5" (3.17m x 2.87m)

Double glazed window to the rear aspect.

Shower Room

double glazed window to the side aspect, shower cubicle and sink with the toilet located separately.



Total floor area 273.8 m² (2,947 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.localagent.com



view this property online fox-and-sons.co.uk/Property/HAS121557



welcome to

Sedlescombe Road North, St. Leonards-On-Sea

- BLOCK OF THREE APARTMENTS
- 2/3 BEDROOM FLATS
- GARAGES AND OFF STREET PARKING
- COMMUNAL GARDENS
- GREAT INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: F

£600,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS121557



Property Ref:
HAS121557 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01424 722177



hastings@fox-and-sons.co.uk



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



fox-and-sons.co.uk