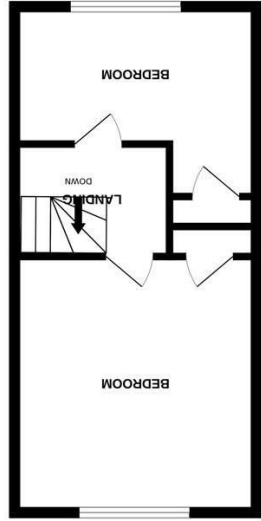
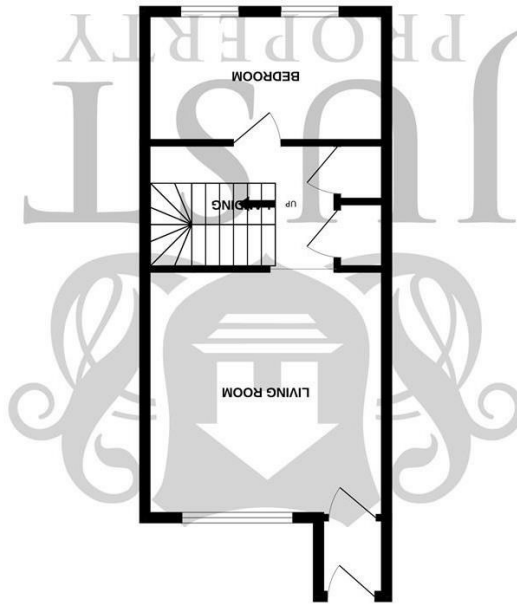


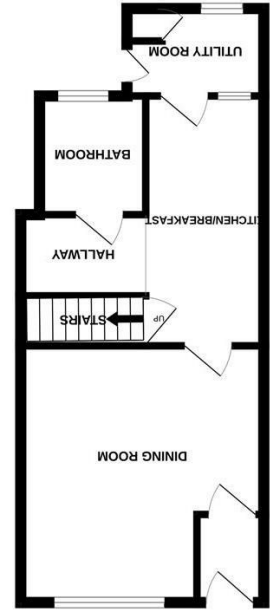
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	71
Potential	84



1ST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

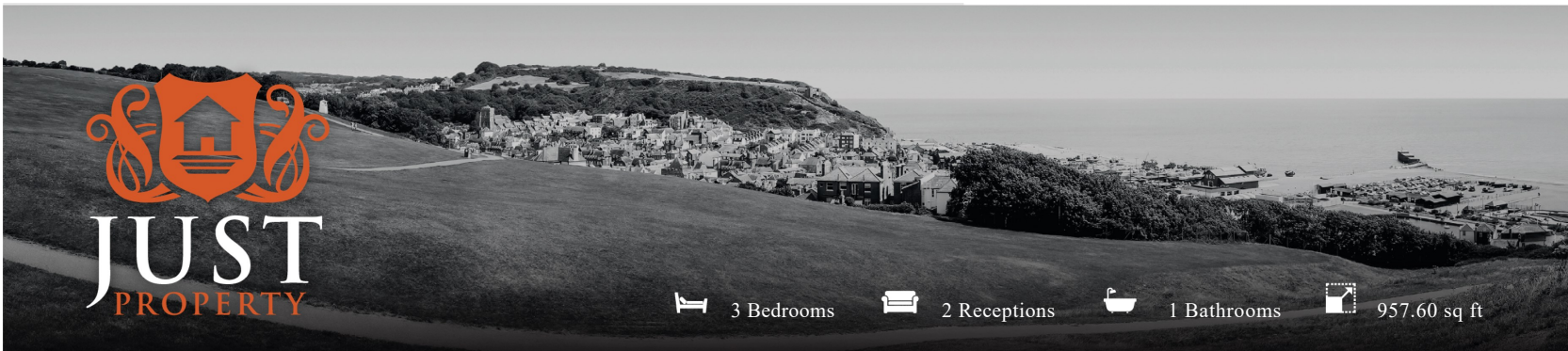
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix 02/28



# FLOORPLANS

29 Perth Road, St. Leonards-On-Sea, TN37 7EA

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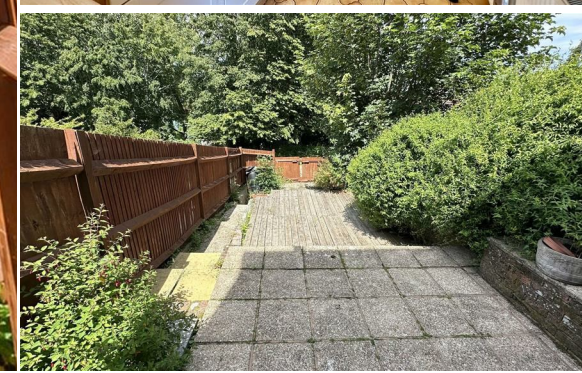


3 Bedrooms 2 Receptions 1 Bathrooms 957.60 sq ft

Freehold

£239,950

29 Perth Road, St. Leonards-On-Sea, TN37 7EA





Freehold

£239,950



3 Bedrooms 2 Receptions 1 Bathrooms 957.60 sq ft

## PROPERTY DETAILS

### CHAIN FREE

Just Property are delighted to bring to the market this spacious and versatile three-bedroom semi-detached home, conveniently positioned in a popular residential location close to local amenities, well-regarded schools and excellent transport links.

Arranged over three floors, the property offers generous and adaptable accommodation throughout. The property benefits from two separate entrances, one at ground floor level and another to the lower ground floor, providing flexibility for a variety of living arrangements.

The lower ground floor comprises a welcoming reception room, a fitted kitchen, a useful utility room and a modern bathroom fitted with a bath with shower over. From this level there is direct access to the enclosed rear garden, creating an ideal space for outdoor entertaining and family enjoyment.

To the ground floor, there is a further bright and spacious reception room along with a well-proportioned bedroom. Stairs rise to the top floor where two generous double bedrooms can be found, one of which benefits from fitted wardrobes.

Further advantages include gas-fired central heating, a private rear garden and off-road parking. Being offered to the market chain free, this attractive home would make an excellent purchase for a family, first-time buyer or those seeking spacious accommodation in a convenient location.

Viewing is highly recommended through the vendors sole agents, Just Property.



## ROOM DIMENSIONS

Front Door	Kitchen / Breakfast Room 13'1" x 6'2" (4.00 x 1.90)
Entry Porch	Dining Room 13'5" x 12'9" (4.10 x 3.90)
Living Room 13'1" x 12'9" (4.00 x 3.90)	Bathroom 6'2" x 5'6" (1.90 x 1.70)
Inner Hallway	Under Stairs Storage
Storage Cupboards	Rear Lean To / Utility
Bedroom 12'9" x 6'10" (3.90 x 2.10)	Front Courtyard
Stairs Up To Landing	Rear Garden - Terraced
Bedroom 13'5" x 12'9" (4.10 x 3.90)	Off Road Parking To Rear
Bedroom 12'9" x 10'2" (3.90 x 3.10)	
Stairs Down To	
Lower Ground Entrance	

## FEATURES

- CHAIN FREE
- Three Storey Family Home
- Three Bedrooms
- Two Reception Rooms
- Off Road Parking To Rear
- Close To Local Schools and Shops
- Versatile Layout
- Two Entrances
- Terraced Rear Garden

