



HOME + CASTLE
ESTATE AGENTS

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**VIEWING HIGHLY
RECOMMENDED**

**new
instruction**



Stonehouse Drive, St Leonards on Sea, CHAIN FREE - 3 Bedroom End of Terrace

Home + Castle are pleased to advertise this good sized 3 bedroom end of terrace family home, close to local schools and shops. This CHAIN FREE property features spacious lounge diner, kitchen/breakfast room, 3 bedrooms and a bathroom. Double glazed throughout with gas central heating.

Great location being close to local schools, shops and bus routes.

FOR SALE

£247,500

Front of Property

Small wall with gate and pathway leading to front door at side of property. Large area of lawn with borders for planting. Side gate to rear of property.

Hall 6'1" x 2'7" (1.85m x 0.79m)

Half-glazed uPVC door with side window. Radiator, storage cupboard, pendant light and wood effect laminate flooring.

Lounge Diner 19'9" x 12'8" (6.02m x 3.86m)

Spacious room with large double glazed window to front of property. Understairs cupboard, fireplace with electric inset, power points, thermostat control, pendant light and wood effect laminate flooring.

Kitchen Breakfast Room 15'9" x 8' (4.80m x 2.44m)

Modern kitchen units with built-in electric oven and hob, extractor hood, space for tall fridge freezer and plumbing for washing machine. Stainless steel sink, wall cupboards, base units and worktop. Power points, pendant light and wood effect laminate flooring. Double glazed windows x 2 and half glazed door to rear garden. Cupboard with shelving plus gas & electric meters.

Stairs to 1st Floor

Carpet.

Bedroom 1 14'1" max x 9'4" (4.29m max x 2.84m)

Airing cupboard with shelving and hot water cylinder. Radiator, power points, pendant light, double glazed window to front of property and carpet.

Bedroom 2 13'5" x 9'5" (4.09m x 2.87m)

Double glazed window overlooking rear garden and beyond to allotments. Radiator, power point, pendant light, radiator and carpet.

Bedroom 3 11'1" x 5'11" (3.38m x 1.80m)

Double glazed window to front of property, radiator, power point, pendant light, radiator and carpet. Cupboard housing Baxi boiler.

Bathroom 5'10" x 5'4" (1.78m x 1.63m)

Electric Bristan shower over bath, shower screen, WC, basin, chrome ladder style radiator, ceiling light and wood effect vinyl. Opaque double glazed window to rear of property.

Rear of Property

Mostly laid to lawn with area of hard standing. Wooden shed and pathway to gate at end of garden leading out to allotments. Storage space to side of property with side gate to front of property.

Additional Information

Council - Hastings

Tax Band - C

Council Tax - £2,270.34 p.a.

Energy Performance Rating - D

Dimensions

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

