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**60 Old Church Road, St. Leonards-On-Sea, East Sussex TN38 9HB
Offers In The Region Of £299,950 Freehold**

This charming older-style character end-of-terrace house offers a delightful blend of traditional features and modern conveniences. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. Upon entering, you are welcomed into two inviting reception rooms, ideal for both relaxation and entertaining. The modern kitchen, complete with a utility room, provides a functional space for culinary pursuits, while the contemporary bathroom ensures comfort and style. The house benefits from gas central heating and double glazing, enhancing energy efficiency and warmth throughout the seasons. Outside, the property boasts parking for two vehicles, a valuable asset in this desirable location. The surrounding area is known for its vibrant community and proximity to local amenities, making it an excellent choice for those looking to enjoy the best of St. Leonards-On-Sea. This well-presented home is a rare find, combining character with modern living, and is sure to appeal to a variety of buyers. Don't miss the opportunity to make this lovely house your new home.





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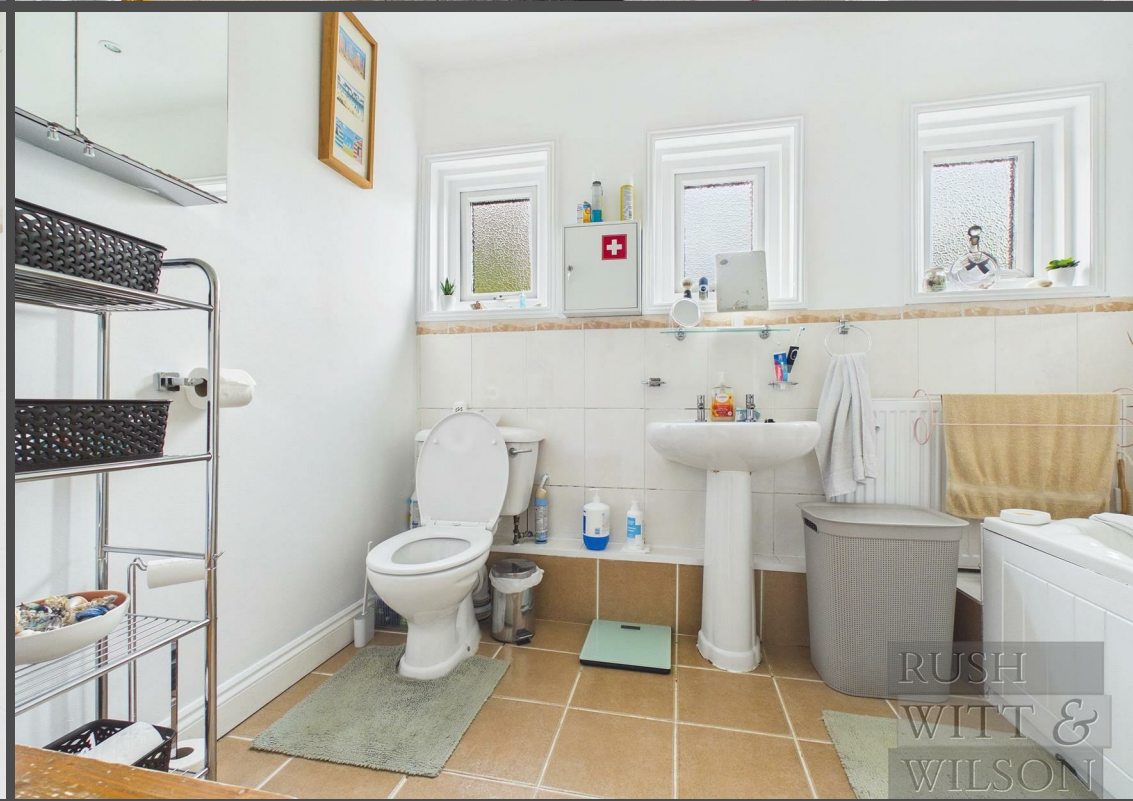
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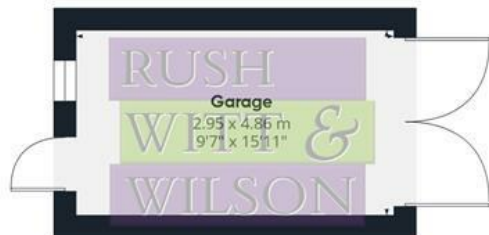




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

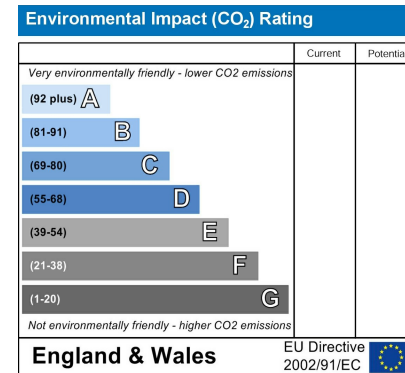
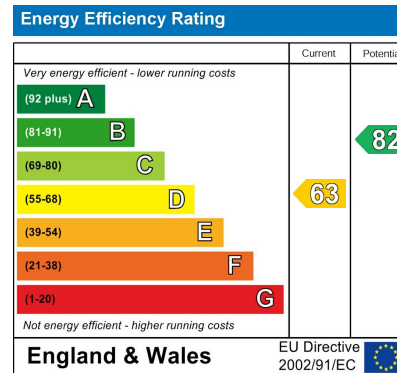
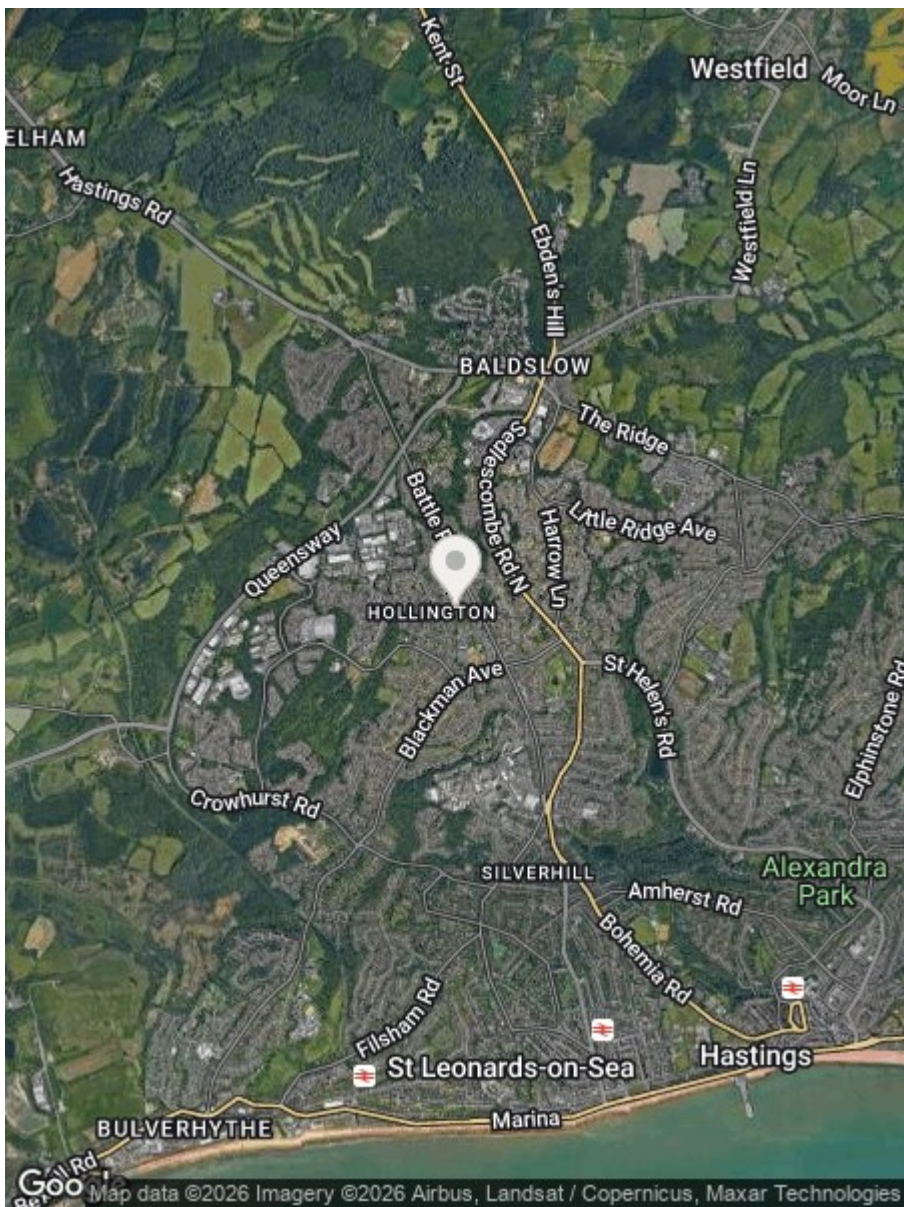
Approximate total area⁽¹⁾

108.5 m²

1166 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.
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