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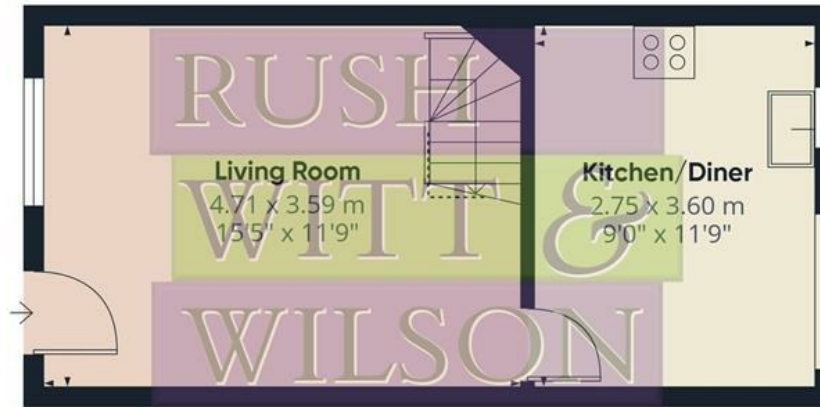
**9 Fairfield Road, St. Leonards-On-Sea, East Sussex TN37 7UA  
Offers In The Region Of £265,000 Freehold**

Welcome to this charming semi-detached house situated on Fairfield Road in the delightful St. Leonards on Sea. This property offers a wonderful combination of comfort and convenience, making it an excellent choice for those in search of a new home. As you step inside, you are welcomed by a cosy reception room that creates a warm and inviting atmosphere. The house features two well-proportioned bedrooms, providing ample space for a small family or the possibility of a guest room or home office. The modern kitchen/diner is a notable highlight, offering a stylish and functional area for preparing meals and entertaining guests. Throughout the property, spacious rooms allow for comfortable living and easy arrangement of furniture, ensuring that you can make the most of the available space. One of the standout features of this home is the large rear garden, which presents an ideal setting for outdoor activities, gardening, or simply unwinding in the fresh air. Picture yourself hosting summer barbecues or enjoying a peaceful morning coffee in this private outdoor retreat. The location is particularly advantageous, as it is conveniently close to Hastings town centre. Here, you will find a variety of amenities, including shops, restaurants, and entertainment options, all within easy reach. Additionally, the property includes parking for one vehicle, alleviating the stress of finding a parking spot after a busy day. In summary, this delightful house on Fairfield Road is a perfect blend of comfort, style, and convenience, making it an excellent opportunity for anyone looking to settle in the charming St. Leonards-On-Sea.

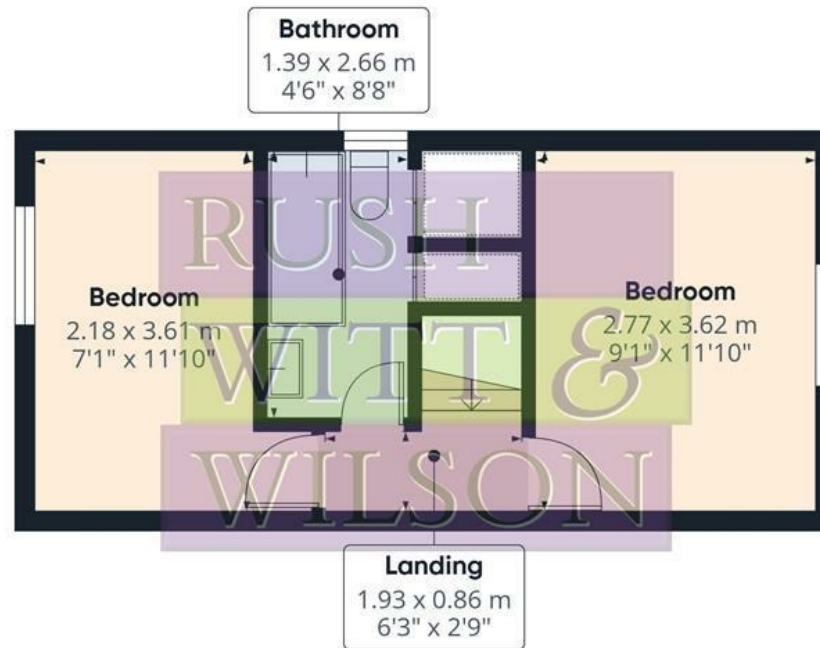








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

51.6 m<sup>2</sup>

555 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

6 ft<sup>2</sup>

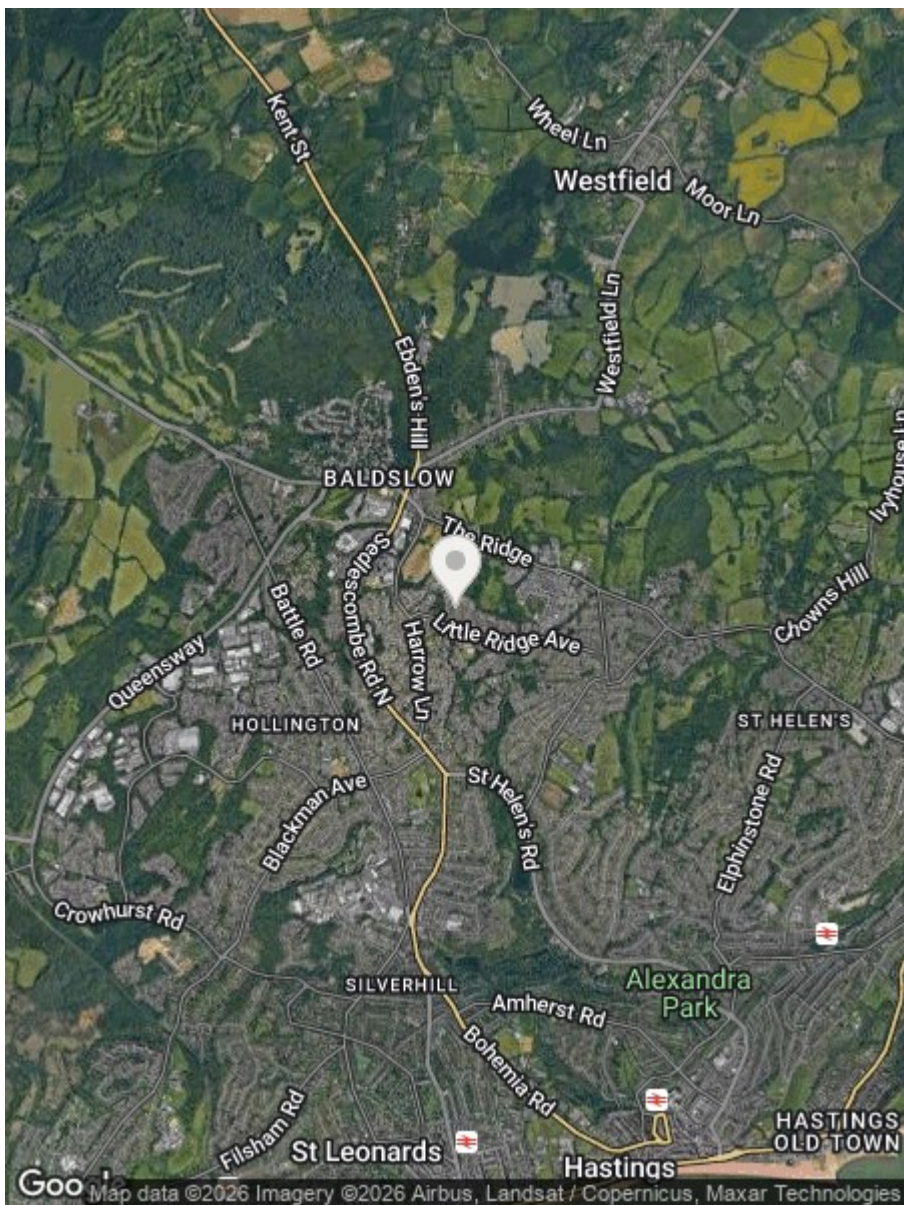
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

**GIRAFFE360**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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