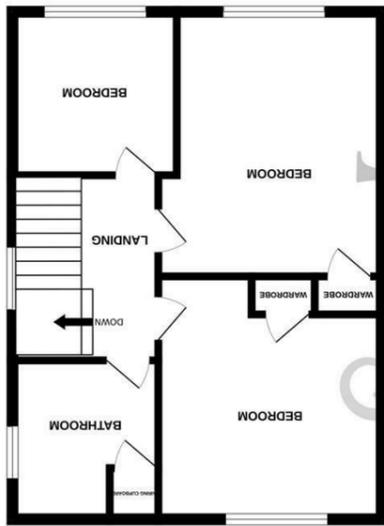
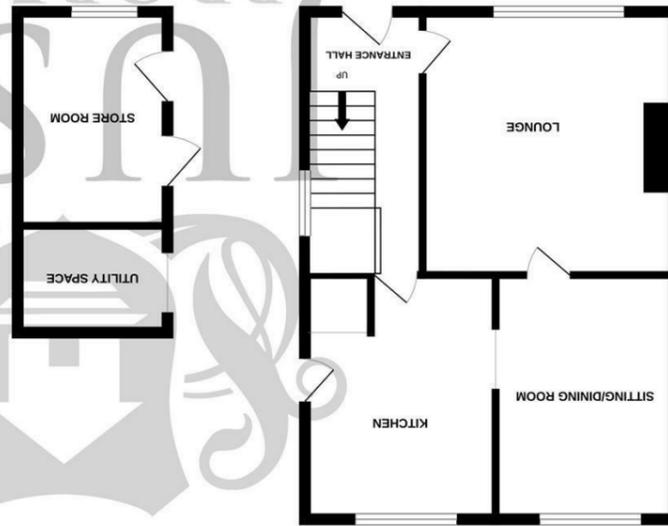


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Very energy efficient - lower running costs	(81-91) B
Very energy efficient - lower running costs	(69-80) C
Very energy efficient - lower running costs	(55-68) D
Very energy efficient - lower running costs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



1ST FLOOR  
468 sq. ft. (43.4 sq.m.) approx.



GROUND FLOOR  
582 sq. ft. (54.1 sq.m.) approx.

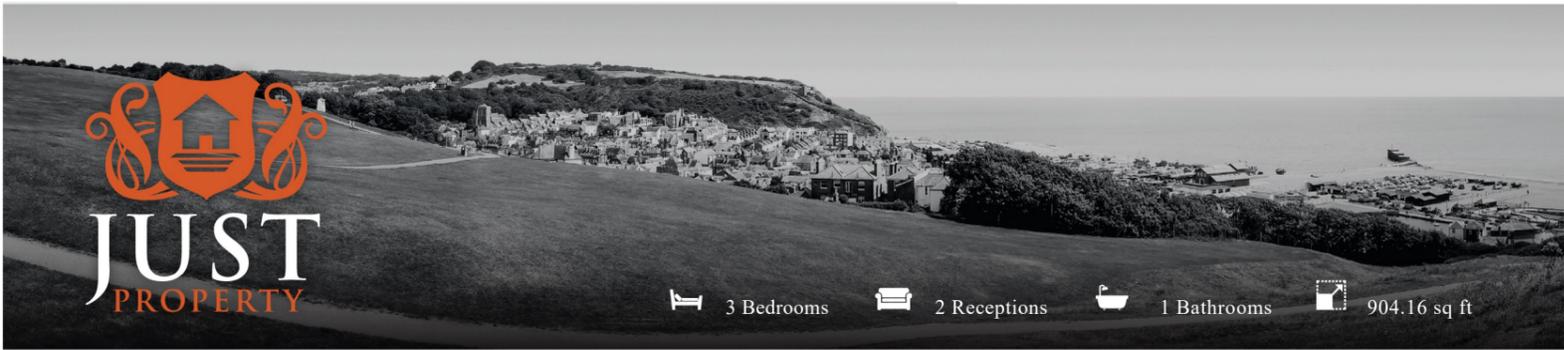
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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66 Bristol Road, St. Leonards-On-Sea, TN38 9EW

# FLOORPLANS

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3 Bedrooms   2 Receptions   1 Bathrooms   904.16 sq ft

66 Bristol Road, St. Leonards-On-Sea, TN38 9EW

Freehold

# £299,950





3 Bedrooms 2 Receptions 1 Bathrooms 904.16 sq ft

## PROPERTY DETAILS

Located in a highly sought-after residential area, this three-bedroom 1950s semi-detached home on Bristol Road offers spacious and well-laid-out accommodation across two floors & provides an exciting opportunity for buyers to create a home perfectly suited to their own tastes and needs.

The ground floor welcomes you through a spacious entrance hall, setting the tone for the generous proportions found throughout the home. To the front is a bright and comfortable lounge, with a large window that allows natural light to fill the space, creating a warm and inviting atmosphere. Adjoining this room is the separate dining/sitting room at the rear—ideal for family dining, entertaining, or use as a second reception or workspace.

The kitchen is located at the rear of the property and offers a practical layout with direct access to the garden via a side door. Just outside the kitchen, you'll find a series of useful attached store rooms, one of which is currently used as a utility space. These outbuildings add excellent functionality and may offer further potential, subject to any necessary consents.

Upstairs, the first floor hosts three well-proportioned bedrooms. Two of the rooms feature built-in wardrobes, offering ample storage, and the principal bedroom enjoys a pleasant outlook over the rear garden. A well appointed family bathroom completes the first-floor accommodation.

Externally, the property boasts a private rear garden with both patio and lawned areas, offering a great space for outdoor living and gardening. There is also side access and plenty of potential to enhance the outside space further. To the front, there is a double drive hosting off-road parking for multiple vehicles.

This home represents a fantastic blank canvas, allowing any prospective purchaser the chance to modernise and personalise to their own style. This property is not to be missed. Please contact sole agents, Just Property, to arrange access.



## ROOM DIMENSIONS

Front Door

Entrance Hall

Lounge  
13'1" x 12'7" (4.01m x 3.86m)

Dining Room  
10'2" x 8'11" (3.12m x 2.74m)

Kitchen  
10'0" x 11'8" (3.07m x 3.56m)

Stairs To First Floor

Landing

Bedroom  
12'0" x 11'1" (3.66m x 3.40m)

Built-In Wardrobe

Bedroom  
8'9" x 8'3" (2.67m x 2.54m)

Bedroom

10'4" x 12'1" (3.16m x 3.70m)

Built-In Wardrobe

Family Bathroom

Off-Road Parking

Garden

Storage Rooms

## FEATURES

- Three Bedroom 1950s Semi-Detached Home
- Popular Residential Location
- Nearby Local Amenities
- Double Width Driveway
- Generous Rear Garden & Patio
- Useful Store Rooms
- Accommodation Spanning Two Floors
- Lounge & Separate Dining Room/Sitting Room
- UPVC Double Glazing & Gas Central Heating
- Council Tax Band - B

