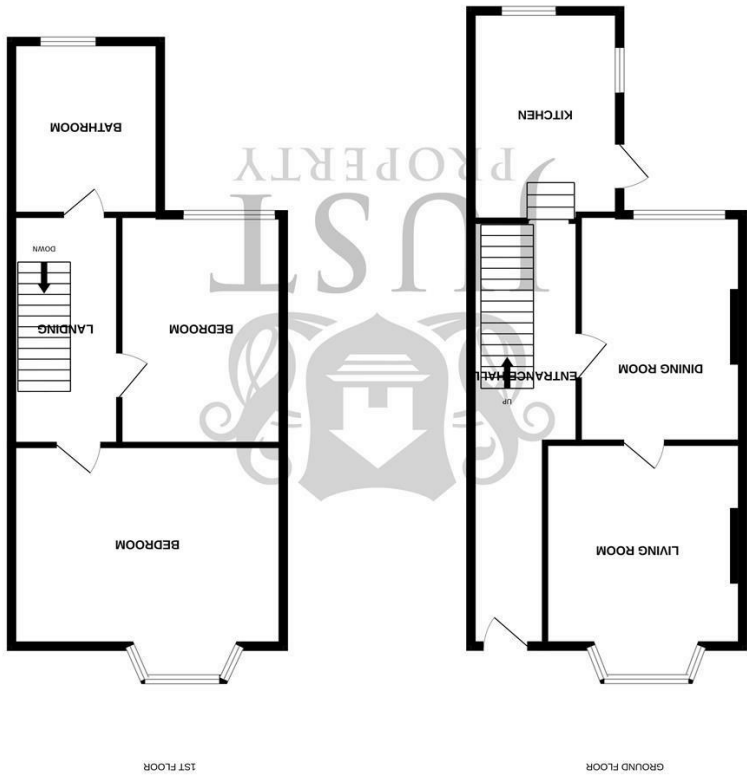




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	Very energy efficient - lower running costs	
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



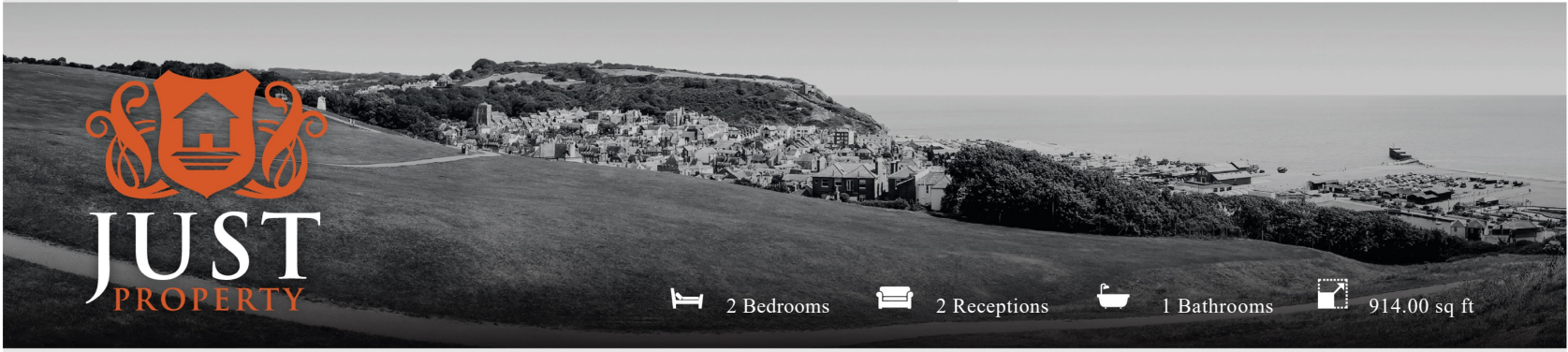
Just Property has been made to ensure the accuracy of the description and floor plan. Measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you. All is done reasonably or otherwise for the purpose of the plan. Made with the help of the plan.



FLOORPLANS

13 Lower South Road, St. Leonards-On-Sea, TN37 6RH

www.justproperty.net



2 Bedrooms 2 Receptions 1 Bathrooms 914.00 sq ft

13 Lower South Road, St. Leonards-On-Sea, TN37 6RH

Freehold

£235,000





Freehold

£235,000

2 Bedrooms 2 Receptions 1 Bathrooms 914.00 sq ft

PROPERTY DETAILS

CHAIN FREE

This spacious two-bedroom mid-terrace period property is located on a quiet residential street in upper St. Leonards. Ideally positioned, it's close to local shops, bus routes, and schools, with the seafront and promenade of St. Leonards and Hastings just a short distance away.

Offered chain-free, the property welcomes you with a spacious entrance hallway, leading to a bay-fronted living room and a separate dining room. There's a well-fitted kitchen/breakfast room with a handy storage cupboard and access to the rear courtyard garden. On the first floor, the galleried landing opens to a large family bathroom, a generously-sized double bedroom, and a bay-fronted principal bedroom with built-in wardrobes, providing a bright, airy atmosphere and ample space.

The property features UPVC double glazing, gas-fired central heating, and is available chain-free.

To fully appreciate the space and location of this charming period mid-terrace home, viewings are highly recommended. Please contact Just Property for further details.



ROOM DIMENSIONS

Front Door

Hallway

Family Lounge
13'7" x 10'9" (4.15 x 3.29)

Dining Room
11'3" x 8'8" (3.44 x 2.65)

Under Stairs Storage

Kitchen / Breakfast Room
14'2" x 7'11" (4.33 x 2.42)

Stairs To Galleried Landing

Bedroom
14'1" x 13'11" (4.31 x 4.25)

Bedroom
11'3" x 8'7" (3.44 x 2.64)

Bathroom
12'2" x 8'2" (3.73 x 2.49)

Front Garden Area

Rear Courtyard

FEATURES

- CHAIN FREE
- Two Double Bedrooms
- Fitted Kitchen / Breakfast Room
- Gas Central Heating (not tested)
- Bay Fronted Family Lounge
- Separate Dining Room
- Central St Leonards Position
- Mid Terrace Period Property
- Rear Courtyard Garden

