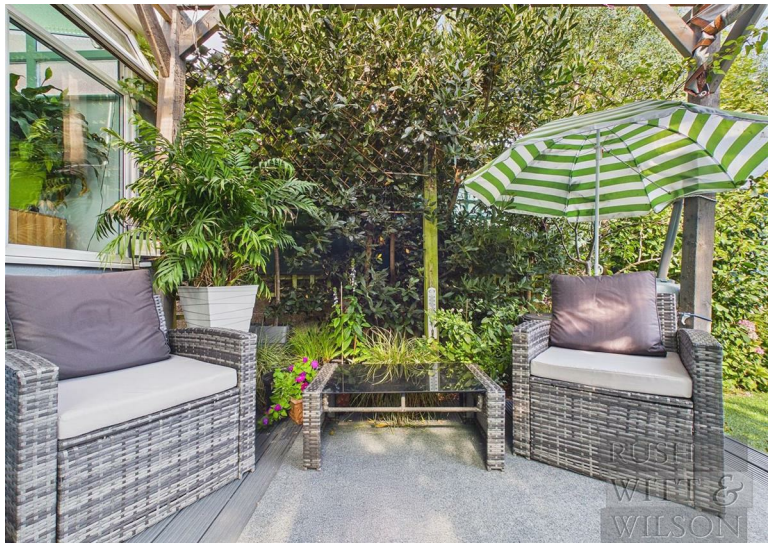


2 Ashbrook Road, St. Leonards-On-Sea, TN37 7EH
Guide Price £300,000 - £325,000 Freehold

GUIDE PRICE £300,000 - £325,000

Nestled on Ashbrook Road in the charming area of St. Leonards-On-Sea, this delightful three-bedroom semi-detached family home is presented in superb condition and boasts an attractive façade that offers excellent kerb appeal. The property is approached via a substantial block-paved driveway, providing off-road parking for two to three vehicles, ensuring convenience for you and your guests. Upon entering, you are welcomed by a bright porch that leads into a spacious entrance hall. The ground floor features a comfortable living room, perfect for relaxation, and a well-equipped kitchen that seamlessly opens into a conservatory. This versatile space is currently utilised as a dining area, creating a bright and inviting atmosphere for family gatherings and entertaining. The first floor comprises three well-proportioned bedrooms, complemented by a modern shower room conveniently located off the landing. This charming home is equipped with modern comforts, including gas-fired central heating and double-glazed windows throughout, ensuring warmth and energy efficiency. The rear garden is a true highlight, offering a level, low-maintenance space that is both family-friendly and ideal for entertaining. It features a canopied decked patio area, a lawned section, and planted borders with established plants and shrubs, creating a serene outdoor retreat. Additionally, there are two storage sheds, one with power and light, providing ample space for tools and hobbies. Conveniently located within easy reach of local amenities and highly regarded schools, this delightful property is perfect for families and those seeking a well-presented home in a popular residential area. Do not miss the opportunity to make this charming house your new family home.








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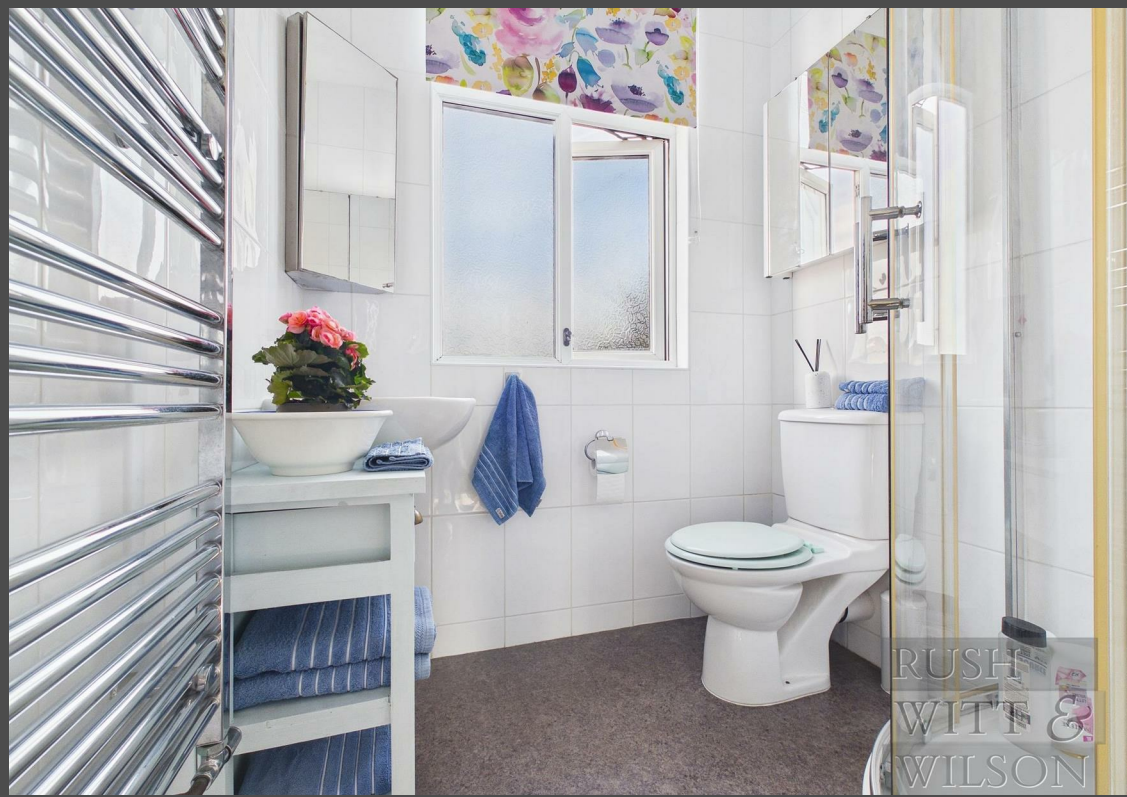

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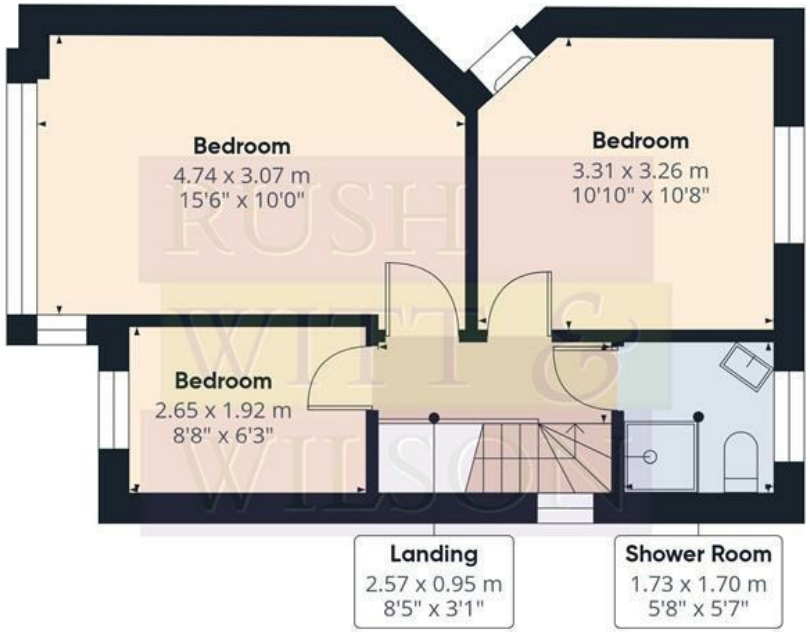

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Floor 0



Floor 1



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Approximate total area(1)

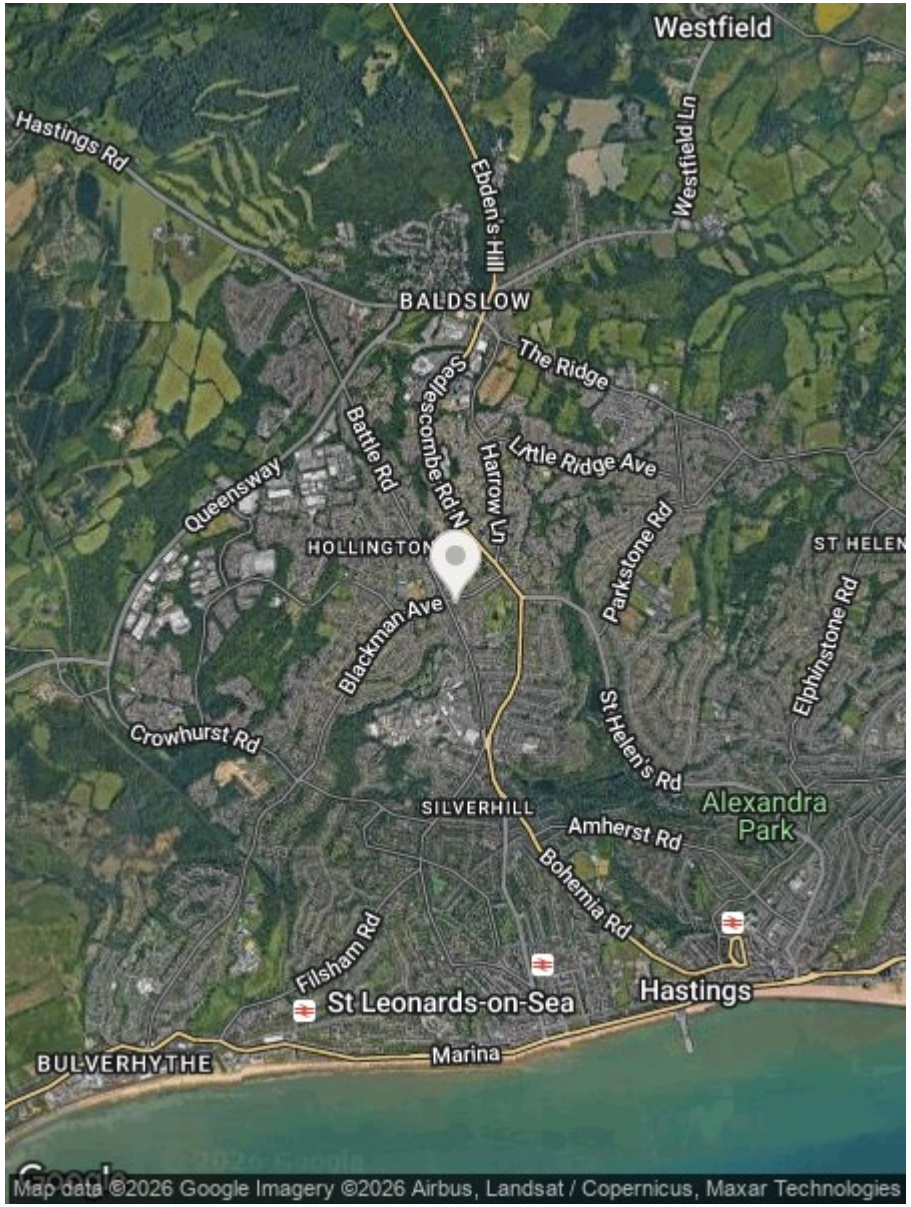
89.9 m²

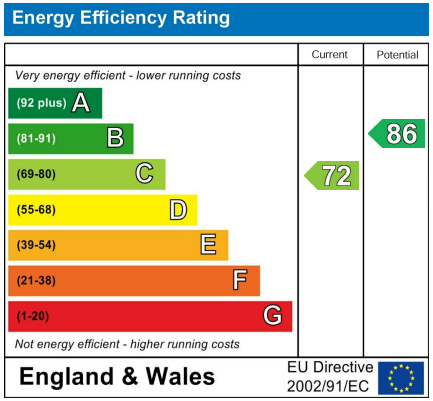
968 ft²

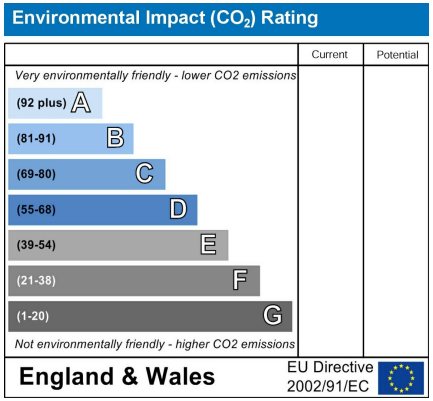
(1) Excluding balconies and terraces

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

GIRAFFE360







Council Tax Band - C

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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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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