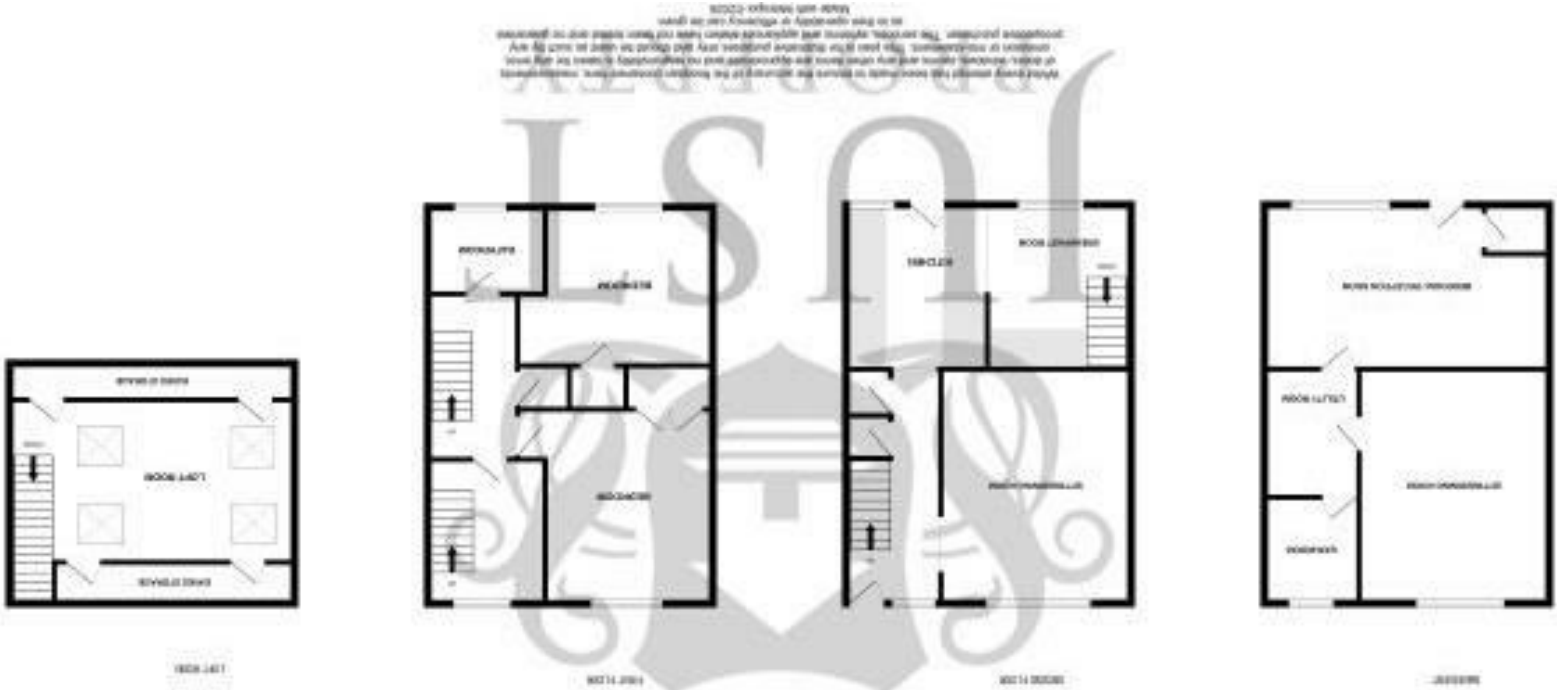




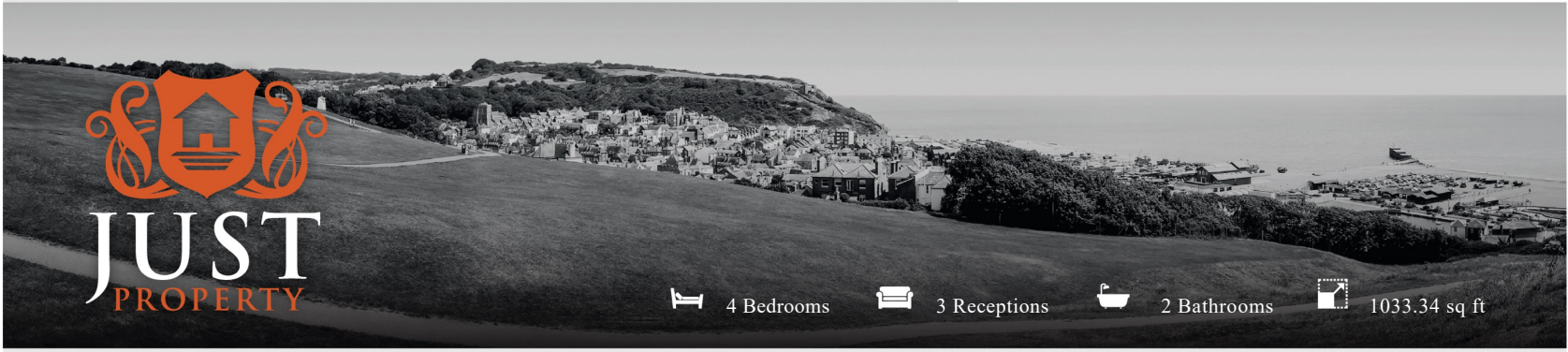
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
82		59



FLOORPLANS

27 Perth Road, St. Leonards-On-Sea, TN37 7EA

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27 Perth Road, St. Leonards-On-Sea, TN37 7EA

4 Bedrooms 3 Receptions 2 Bathrooms 1033.34 sq ft

Freehold

£300,000





Freehold

£300,000

4 Bedrooms 3 Receptions 2 Bathrooms 1033.34 sq ft

PROPERTY DETAILS

Located on the popular Perth Road in St. Leonards-On-Sea, this delightful Semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,033 square feet, the property boasts bright and airy living accommodation arranged over multiple floors, making it an ideal family home.

Upon entering, you will find spacious reception rooms that provide ample space for relaxation and entertaining. The well-proportioned three / four bedrooms offer versatility, catering to families or those in need of a home office. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.

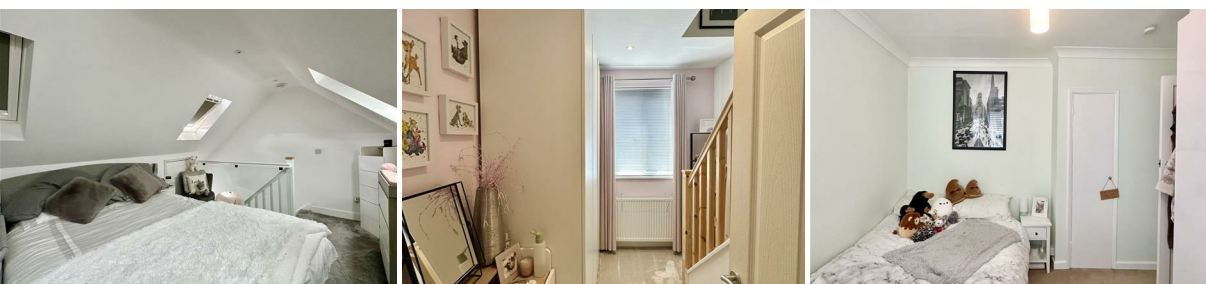
The large rear garden is a standout feature, providing a private outdoor sanctuary for gardening enthusiasts or a safe play area for children. Its generous size allows for various outdoor activities, making it perfect for summer barbecues or simply enjoying the fresh air.

Conveniently located close to local shops and schools, this property ensures that daily necessities are just a short stroll away. The vibrant community of St. Leonards-On-Sea offers a delightful mix of coastal charm and modern amenities, making it an attractive place to live.

This Semi-detached house on Perth Road is not just a property; it is a wonderful opportunity to create lasting memories in a welcoming environment. Whether you are looking to settle down or invest, this home is sure to impress.

To arrange access for a viewing, contact Just Property to see all this wonderful house has to offer in person.

Council Tax Band - C

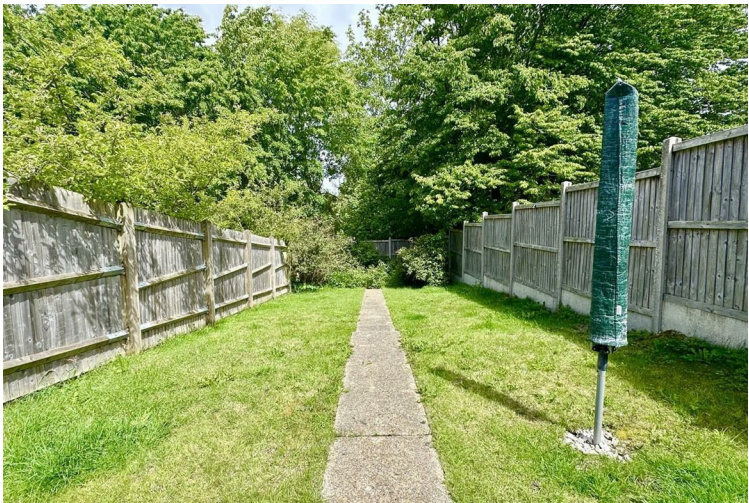


ROOM DIMENSIONS

Entrance Hallway	Bedroom 10'4" x 10'2" (3.15 x 3.12)
Living Room 13'8" x 10'7" (4.17 x 3.23)	Bathroom
Kitchen / Breakfast Room 16'4" x 12'0" (5.00 x 3.68)	Dressing / Study Room 8'9" x 7'1" (2.67 x 2.18)
Lower Ground Floor	Loft Room With Eaves Storage
Dining Room 12'7" x 10'7" (3.86 x 3.25)	Front Courtyard
Utility Room	Rear Garden
Bedroom / Playroom 16'0" x 10'0" (4.90 x 3.05)	
Shower Room	
First Floor Landing	
Bedroom 12'5" x 12'4" (3.81 x 3.78)	

FEATURES

- Semi-Detached House
- One / Two Reception Rooms
- Utility Room On Lower Ground Floor
- Shower Room & Bathroom
- Private Rear Garden
- Three/ Four Bedrooms
- Kitchen-Breakfast Room
- Viewing Considered Essential
- Council Tax Band - C
- Call Just Property For Access



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.