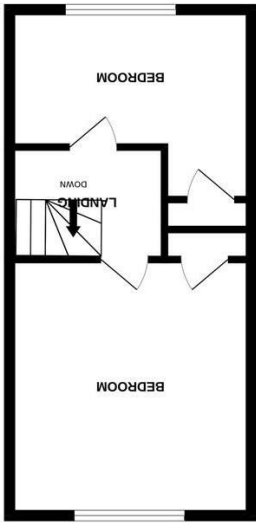
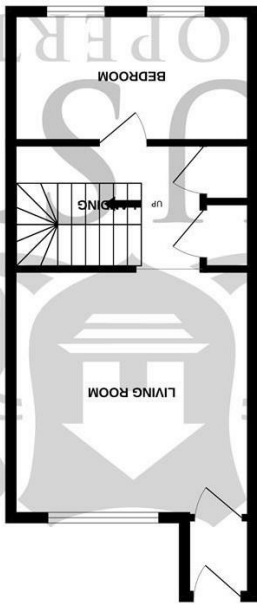




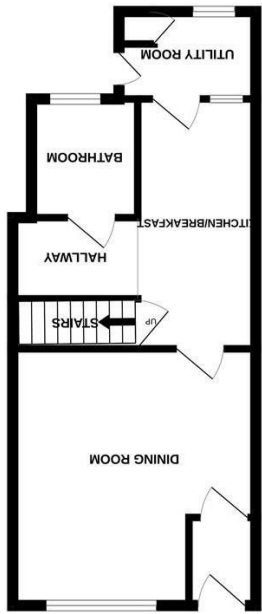
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G
Current		71
Potential		84



1ST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, draughtsman and surveyor have not been visited and no guarantee as to their accuracy or efficiency can be given.

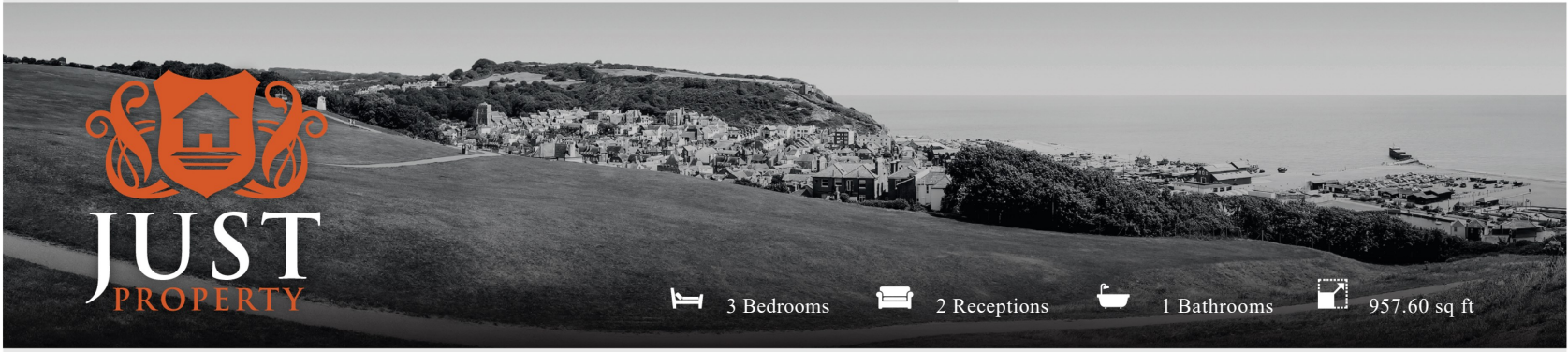
Made with Metropix v2.020



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

FLOORPLANS

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 957.60 sq ft

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

Freehold

£229,950





Freehold

£229,950



3 Bedrooms



2 Receptions



1 Bathrooms



957.60 sq ft

PROPERTY DETAILS

CHAIN FREE

Just Property are delighted to bring to the market this spacious and versatile three-bedroom semi-detached home, conveniently positioned in a popular residential location close to local amenities, well-regarded schools and excellent transport links.

Arranged over three floors, the property offers generous and adaptable accommodation throughout. The property benefits from two separate entrances, one at ground floor level and another to the lower ground floor, providing flexibility for a variety of living arrangements.

The lower ground floor comprises a welcoming reception room, a fitted kitchen, a useful utility room and a modern bathroom fitted with a bath with shower over. From this level there is direct access to the enclosed rear garden, creating an ideal space for outdoor entertaining and family enjoyment.

To the ground floor, there is a further bright and spacious reception room along with a well-proportioned bedroom. Stairs rise to the top floor where two generous double bedrooms can be found, one of which benefits from fitted wardrobes.

Further advantages include gas-fired central heating, a private rear garden and off-road parking. Being offered to the market chain free, this attractive home would make an excellent purchase for a family, first-time buyer or those seeking spacious accommodation in a convenient location.

Viewing is highly recommended through the vendors sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Entry Porch

Living Room
13'1" x 12'9" (4.00 x 3.90)

Inner Hallway

Storage Cupboards

Bedroom
12'9" x 6'10" (3.90 x 2.10)

Stairs Up To Landing

Bedroom
13'5" x 12'9" (4.10 x 3.90)

Bedroom
12'9" x 10'2" (3.90 x 3.10)

Stairs Down To

Lower Ground Entrance

Kitchen / Breakfast Room
13'1" x 6'2" (4.00 x 1.90)

Dining Room
13'5" x 12'9" (4.10 x 3.90)

Bathroom
6'2" x 5'6" (1.90 x 1.70)

Under Stairs Storage

Rear Lean To / Utility

Front Courtyard

Rear Garden - Terraced

Off Road Parking To Rear

FEATURES

- CHAIN FREE
- Three Storey Family Home
- Three Bedrooms
- Two Reception Rooms
- Off Road Parking To Rear
- Close To Local Schools and Shops
- Versatile Layout
- Two Entrances
- Terraced Rear Garden

