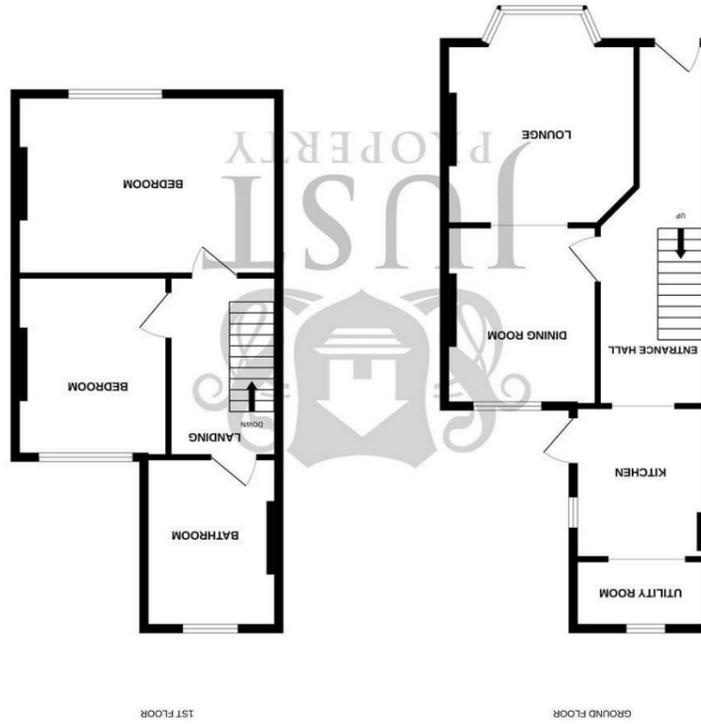


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	64
Potential	88

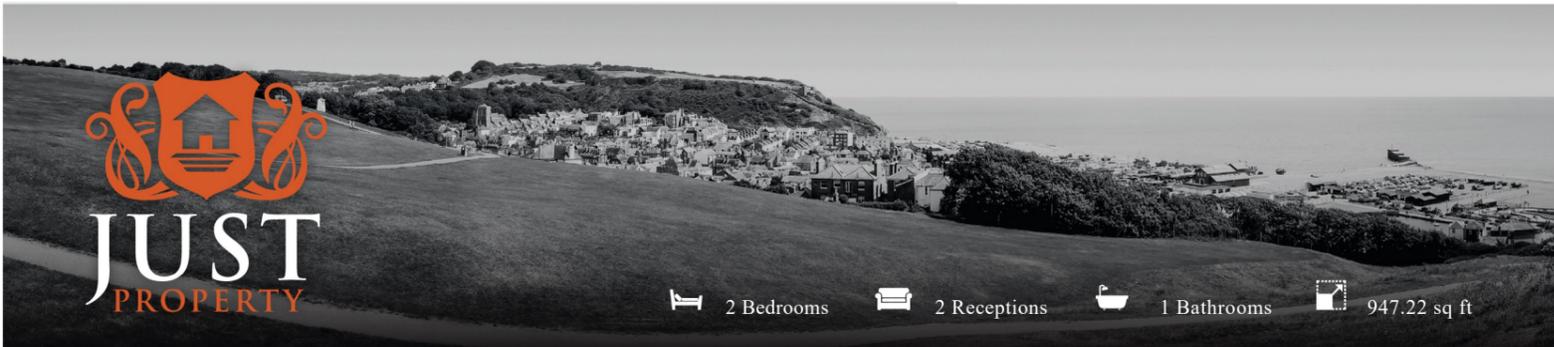


3 Upper South Road, St. Leonards-On-Sea, TN37 6SG

# FLOORPLANS



[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms    2 Receptions    1 Bathrooms    947.22 sq ft

3 Upper South Road, St. Leonards-On-Sea, TN37 6SG

Freehold

£285,000





2 Bedrooms 2 Receptions 1 Bathrooms 947.22 sq ft

## PROPERTY DETAILS

A charming and beautifully presented two-bedroom Victorian terraced home, ideally positioned in a highly sought-after residential location within easy reach of local shops, Hastings Town Centre and the vibrant hub of St Leonards-on-Sea, both offering mainline railway stations with convenient connections to London. The stunning Alexandra Park is also just a short stroll away, along with a range of well-regarded primary and secondary schools.

This attractive home offers well-proportioned and versatile accommodation arranged over two floors. The ground floor enjoys a bright bay-fronted living room which flows seamlessly into the dining room, creating a superb open reception space ideal for both everyday living and entertaining. To the rear of the property is a well-appointed fitted kitchen with ample storage, providing direct access to the garden, together with the added benefit of a separate utility room.

The first floor offers two generous double bedrooms, including an impressive principal bedroom measuring 15'4 x 11'9, while the family bathroom is conveniently positioned on the half landing.

Outside, the enclosed rear garden has been designed for ease of maintenance, featuring a spacious patio area perfect for outdoor dining and entertaining, along with a useful storage shed.

Situated in a popular and convenient location, this delightful home offers a wonderful blend of character, space and practicality, making it an ideal first-time purchase or comfortable family home. Early viewing is highly recommended.



## ROOM DIMENSIONS

Front Door	Bathroom
Hallway	12'11" x 7'10" (3.96 x 2.40)
Lounge	Front Garden
14'2" x 12'4" (4.34 x 3.76)	Rear Garden
Dining Room	
10'10" x 9'10" (3.31 x 3.00)	
Kitchen	
11'5" x 8'4" (3.48 x 2.56)	
Utility Area	
8'4" x 4'9" (2.56 x 1.47)	
Stairs Up To Landing	
Bedroom	
15'3" x 11'8" (4.66 x 3.57)	
Bedroom	
11'1" x 9'6" (3.38 x 2.92)	

## FEATURES

- Period Terraced Home
- Two Spacious Double Bedrooms
- Lounge and Dining Room
- Rear Garden
- Close To Schools and Shops
- Alexandra Park Walking Distance
- Useful Utility Room
- Very Nicely Presented
- Gas Central Heating

