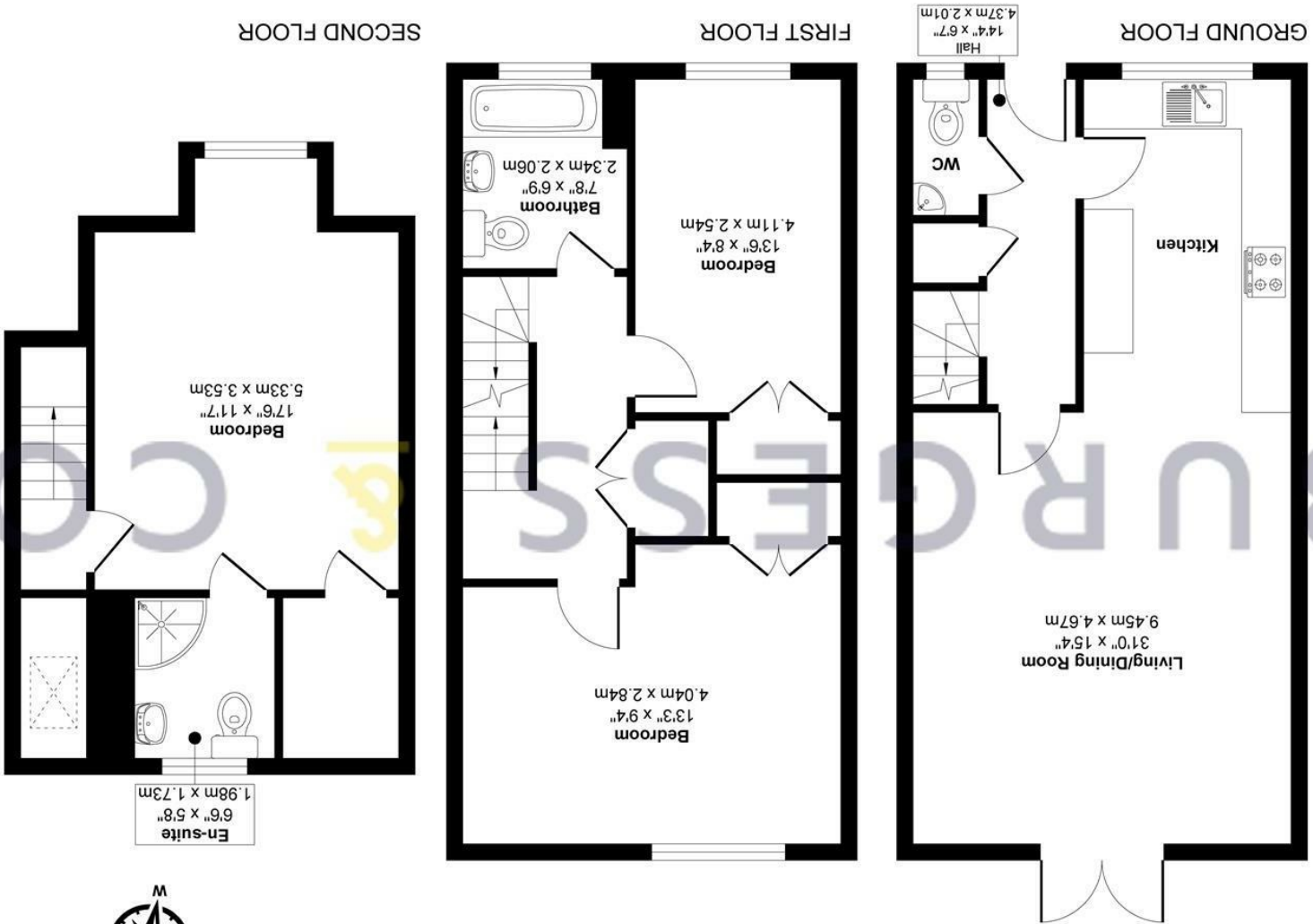




Wishing Tree Rd

Approximate Gross Internal Floor Area
1279 sq. ft / 118.82 sq. m



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BURGESS & CO. 71 Wishing Tree Road North, St. Leonards-On-Sea, TN38 9LJ
01424 222255

Offers In Excess Of
£325,000 Freehold



Burgess & Co are pleased to offer to the market a spacious three bedroom semi detached townhouse, situated in a quiet location and within close proximity to local schools, amenities, Tesco superstore, bus services and access to the A21 connecting to London. The accommodation comprises an entrance hall, a downstairs w.c and an open plan living/dining with modern fitted kitchen. To the first floor there are two double bedrooms, a family bathroom and to the second floor there is a further double bedroom with en-suite shower room. Further benefits include gas central heating and double glazing. To the outside there is a block paved driveway providing off road parking and an enclosed rear garden. Viewing recommended by vendors sole agents.

Entrance Hall

With radiator, security alarm pad, consumer unit, fitted cupboard, stairs to First Floor.

Downstairs W.C

Comprising low level w.c, pedestal wash hand basin, extractor fan, double glazed frosted window to the front.

Living/Dining/Kitchen

31'0 x 15'4
With radiator, inset ceiling spotlights, double glazed French doors to the rear garden. Kitchen comprising matching range of wall & base units, worksurface, inset sink unit, inset Bosch induction hob with extractor hood over, integrated Bosch oven & grill, integrated fridge/freezer, space for dishwasher, washing machine & tumble dryer, inset ceiling spotlights, cupboard housing wall mounted boiler, double glazed window to the front.

First Floor Landing

With radiator, airing cupboard, thermostat, stairs to Second Floor.

Bedroom Two

13'3 x 9'4
With radiator, fitted wardrobe, double glazed window to the rear.

Bedroom Three

13'6 x 8'4
With radiator, fitted wardrobe, double glazed window to the front.

Bathroom

7'8 x 6'9
Comprising panelled bath with shower over & screen, low level w.c, pedestal wash hand basin, partly tiled walls, inset ceiling spotlights, shaver point, chrome heated towel radiator, extractor fan, double glazed frosted window to the front.

Second Floor Landing

With Velux window to the rear.

Bedroom One

17'6 x 11'7
With radiator, built-in wardrobe, loft hatch, double glazed window to the front. Door to

En-suite Shower Room





6'6 x 5'8
Comprising walk-in corner shower cubicle, low level w.c, pedestal wash hand basin, shaver point, inset ceiling spotlights, extractor fan, partly tiled walls, chrome heated towel radiator, double glazed frosted window to the rear.

Outside

To the front there is a block paved driveway providing off road parking, flowerbed border and gated side access. To the rear there is a patio area, an area of shingle with stepping stone pathway, mature plants & shrubs, two garden sheds, being enclosed by fencing.

NB

Council tax band: C

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