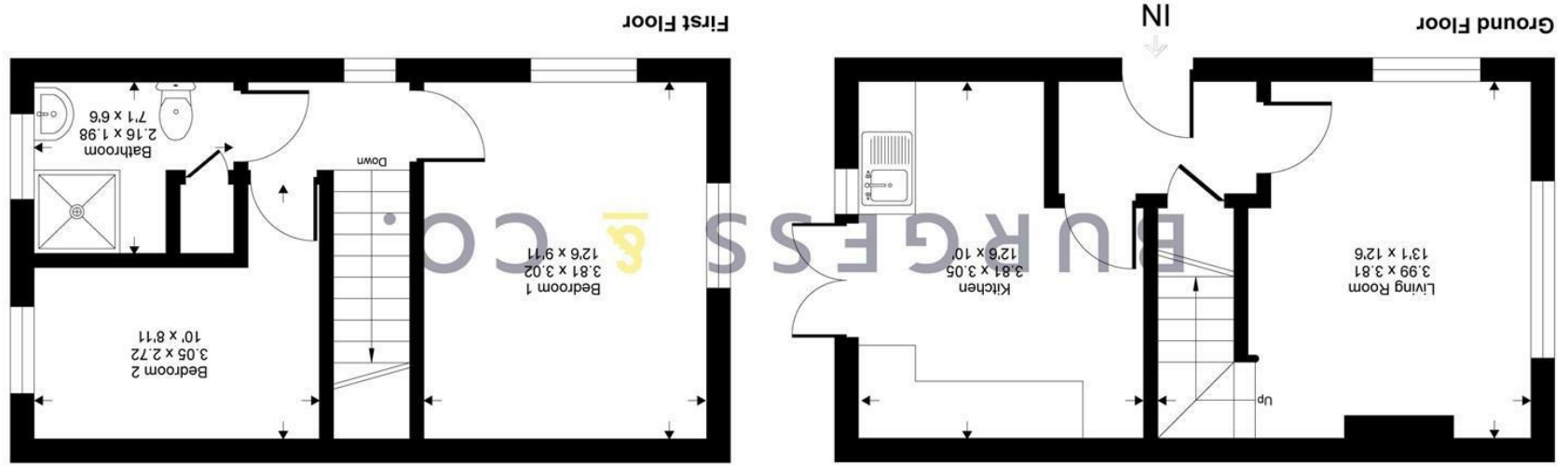




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Wentworth Way, TN38
Approximate Gross Internal Area = 54.8 sq m / 590 sq ft

BURGESS & CO. 9 Wentworth Way, St. Leonards-On-Sea, TN38 0XG
01424 222255

£240,000 Freehold



01424 222255

****CHAIN FREE**** Burgess & Co are pleased to bring to the market this two bedroom semi detached house, located in the popular West St Leonards area being within close proximity to West St Leonards railway station, local convenience shops, bus services and local schools. The property is now in need of modernisation and the accommodation comprises an entrance hall, a dual aspect living room, a kitchen and to the first floor there are two bedrooms and a shower room. To the outside there is a front garden, off road parking and a tiered rear garden. The property is to be sold chain free with vacant possession. Viewing recommended.

Entrance Hall

With understairs storage cupboard.

Living Room

13'11 x 12'6

With radiator, feature fireplace, stairs to first floor, dual aspect with double glazed window to the front & side.

Kitchen

12'6 x 10'0

Comprising base units, worksurface, inset sink unit, space for appliances, wall mounted boiler, double glazed window to the rear, double glazed doors to the rear garden.

First Floor Landing

Bedroom One

12'6 x 9'11

With radiator, dual aspect with double glazed window to the front & side.

Bedroom Two

10'0 x 8'11

With radiator, double glazed window to the rear.

Bathroom

7'1 x 6'6

Comprising walk-in shower, wash hand basin, low level w.c, tiled walls, fitted cupboard, double glazed frosted window to the rear.

Outside

To the front there is an area of lawned garden and a driveway providing off road parking. To the rear there is a patio area,

steps lead up to a tiered area of garden which is currently overgrown.

NB

Council tax band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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	

