



BURGESS & CO. 11 Inglewood Gardens, St. Leonards-On-Sea, TN38 9SA
01424 222255

Offers In Excess Of
£230,000 Freehold



Burgess & Co are delighted to bring to the market this bright and spacious end of terrace house situated on a corner plot in a quiet residential area. Ideally located being in close proximity to local shops, bus services and schools. St Leonards is just under 3 miles away with its further array of shops, restaurants, mainline railway station and seafront. The accommodation to the ground floor is arranged to provide an entrance porch, a living room, a kitchen, and a spacious conservatory. To the first floor there are two bedrooms and a modern family shower room. The property benefits from gas central heating, double glazing, a garage en bloc, and a good sized enclosed rear garden with raised decked area. Viewing is recommended to fully appreciate all that this property has to offer.

Porch

With door to

Living Room

14'0 x 13'5

With radiator, understairs storage cupboards, stairs to First Floor, double glazed window to the front. Door to

Kitchen

13'4 x 9'1

Comprising matching range of wall & base units, worksurfaces, inset stainless steel sink unit, tiled splashbacks, space for Range style cooker with extractor hood over, space for washing machine, integrated fridge/freezer, double glazed window to the rear, double glazed door to

Conservatory

13'4 x 9'2

With double glazed windows, double glazed French doors leading to the garden.

First Floor Landing

With fitted cupboard housing wall mounted combi boiler.

Bedroom One

11'5 x 10'5

With radiator, fitted wardrobe, two double glazed windows to the front.

Bedroom Two

11'1 x 6'9

With radiator, double glazed window to the rear.

Shower Room

5'9 x 5'7

Comprising shower cubicle, pedestal wash hand basin, low level w.c, tiled walls, double glazed frosted window to the rear.

Outside

To the front there is an area of shingle with stepping stone pathway leading to gated side access. To the rear is an enclosed garden with a paved patio, steps lead up to an area of lawn, and there is a further raised decked area which is ideal for alfresco dining/entertaining. The flowerbeds are well stocked with mature plants & shrubs.

Garage

There is a single garage located in a nearby block with up & over door.

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	73	79
(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	

