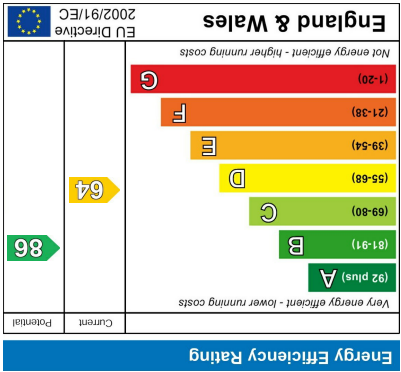
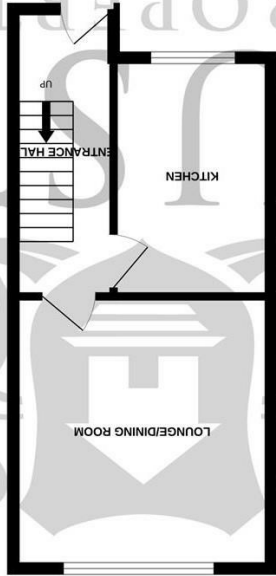
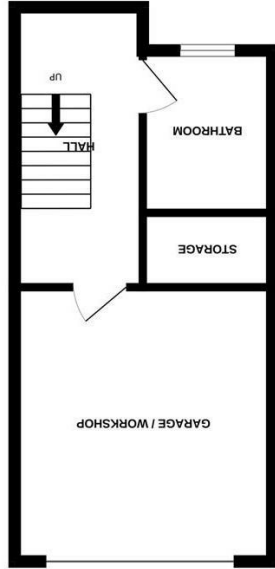


1ST FLOOR



GROUND FLOOR



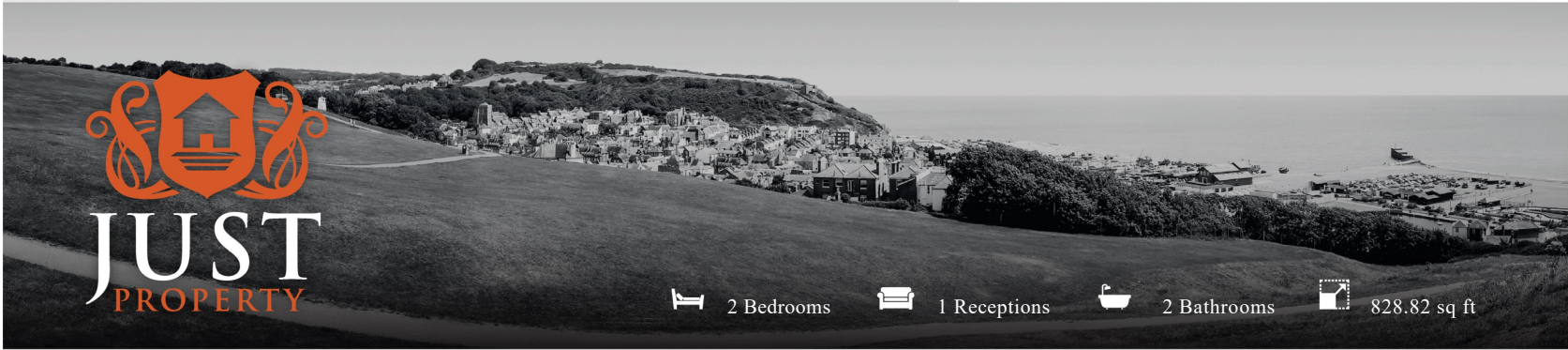
LOWER FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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2 Bedrooms 1 Receptions 2 Bathrooms 828.82 sq ft

48 Battle Road, St. Leonards-On-Sea, TN37 7AE

Freehold

£259,950





Freehold

£259,950



2 Bedrooms



1 Receptions



2 Bathrooms



828.82 sq ft

PROPERTY DETAILS

A very well presented and generously proportioned two double bedroom three-storey townhouse, situated in the popular Battle Road area of St Leonards.

Ideally located for easy access to local bus routes, supermarkets, schools, and everyday amenities, the property offers convenient and well-connected living in a sought-after residential area.

The accommodation is arranged over three floors and begins with a welcoming entrance hall leading into a bright open-plan lounge and dining area, creating an excellent space for both relaxing and entertaining. There is also a separate fitted kitchen with a range of built-in appliances.

On the first floor, there are two spacious double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. The lower ground floor provides a useful entrance hall with storage space, a family bathroom, and airing cupboard, along with access to an integral garage/workshop measuring in excess of 4m, offering excellent versatility.

Further benefits include a well-balanced layout and practical storage throughout, making this an ideal home for a range of buyers.

Viewing is highly recommended via the vendor's sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Hallway

Living Room
13'5" x 12'2" (4.11 x 3.71)

Kitchen
11'6" x 5'8" (3.51 x 1.75)

Stairs To First Floor Landing

Principle Bedroom
12'4" x 12'2" (3.76 x 3.71)

En-Suite Shower Room

Bedroom
11'6" x 8'5" (3.53 x 2.59)

Stairs Down To Lower Ground Floor

Bathroom

Integral Garage
15'5" x 12'0" (4.72 x 3.68)

FEATURES

- Modern Townhouse
- Popular Battle Road Area of St Leonards
- Two Double Bedrooms
- Integral Large Garage / Workshop
- Arranged over Three Floors
- En Suite To Principle Bedroom
- Open Plan Lounge / Dining Room
- UPVc Triple Glazing



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.