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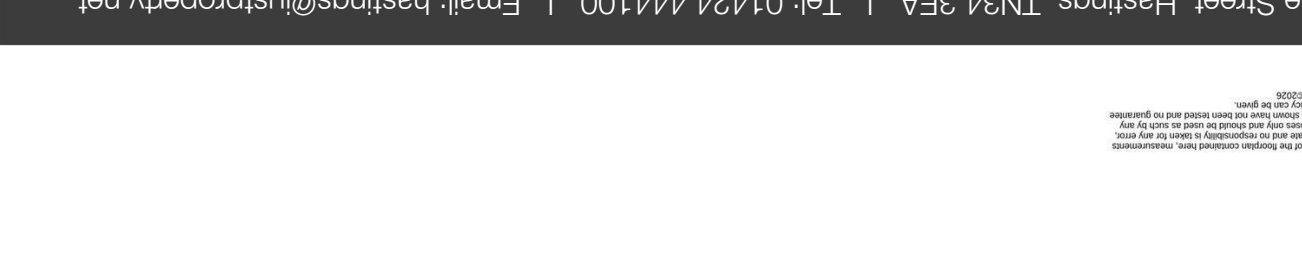
FLOORPLANS

107 Harrow Lane, St. Leonards-On-Sea, TN37 7JY



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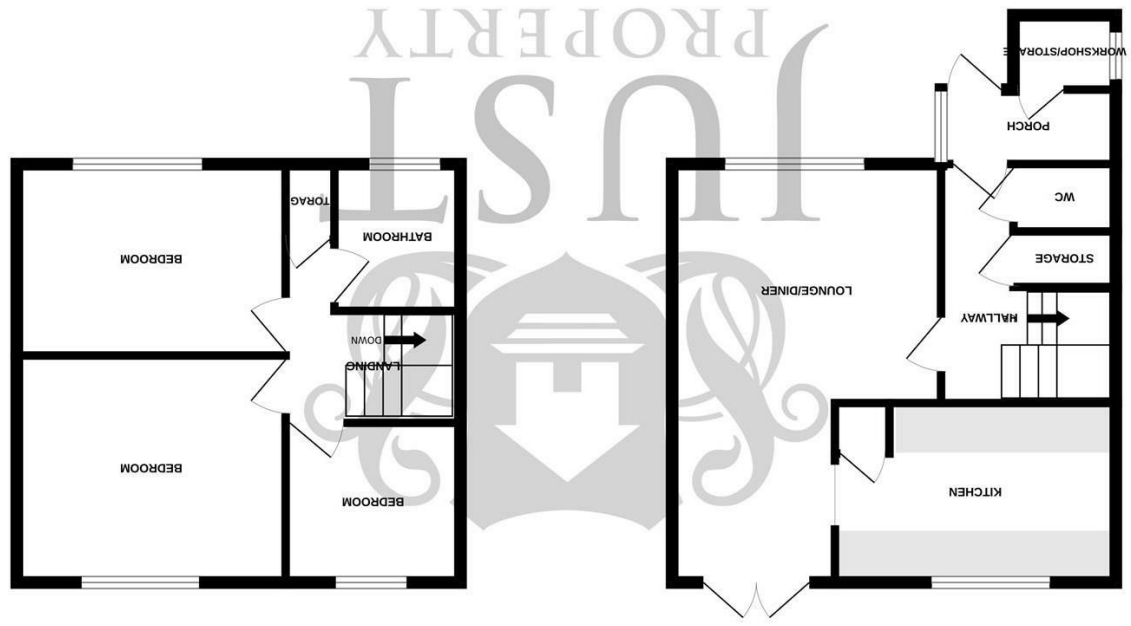

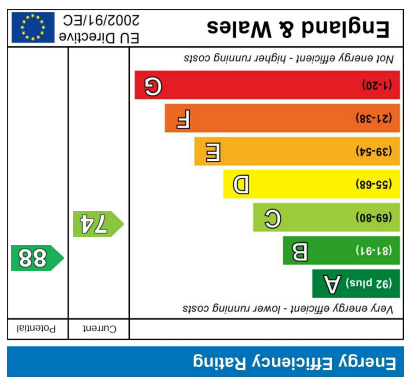

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Freehold

£265,000

107 Harrow Lane, St. Leonards-On-Sea, TN37 7JY

Freehold

£265,000

3 Bedrooms | 1 Receptions | 1 Bathrooms | 925.70 sq ft

PROPERTY DETAILS

A well-proportioned three bedroom semi-detached family home, ideally positioned in a convenient residential area of St Leonards-on-Sea, close to local schools, everyday amenities, transport links and the Conquest Hospital.

The property is approached via an entrance porch, with a separate workshop, useful storage and leads through to the hallway. The ground floor benefits from a convenient WC together with additional built-in storage.

The main living space is a particularly generous 19'9" x 12'7" lounge/diner, providing plenty of room for both comfortable seating and a family dining table. This sociable space enjoys good natural light and has direct access onto the rear garden. The separate kitchen measures approximately 13'1" x 6'9" and offers a range of fitted wall and base units with work surfaces over and ample space for everyday cooking and storage.

Upstairs, the first-floor landing leads to three bedrooms, comprising two well-proportioned double bedrooms and a third bedroom which would work equally well as a child's bedroom, nursery or home office. The accommodation is completed by the family bathroom and further useful storage.

Outside, the property benefits from an enclosed rear garden, providing a pleasant outdoor space for families, entertaining or simply relaxing.

Harrow Lane is particularly well placed for day-to-day convenience. The property is within easy reach of the Conquest Hospital on The Ridge, making the location especially appealing to those working at the hospital or requiring regular access to it. There are a number of local shopping facilities and supermarkets nearby, while ARK Little Ridge Primary Academy is also situated close by. Regular bus services operate within the surrounding area, while Hastings, St Leonards and their respective railway connections are all within easy reach.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this house has to offer in person.

Council Tax Band

ROOM DIMENSIONS

Front Door

Porch

Storage / Workshop

Hallway

Lounge / Diner
19'9" x 12'7" (6.03 x 3.84)

Kitchen
13'1" x 6'9" (4.01 x 2.08)

W.C

Storage

Stairs to Landing

Bedroom
12'7" x 10'9" (3.85 x 3.29)

Bedroom
12'7" x 8'7" (3.85 x 2.64)

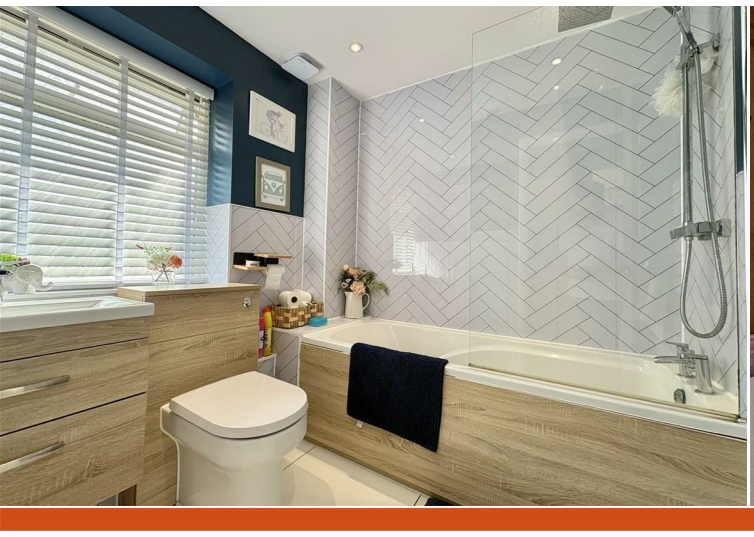
Bedroom
9'10" x 6'10" (3.01 x 2.09)

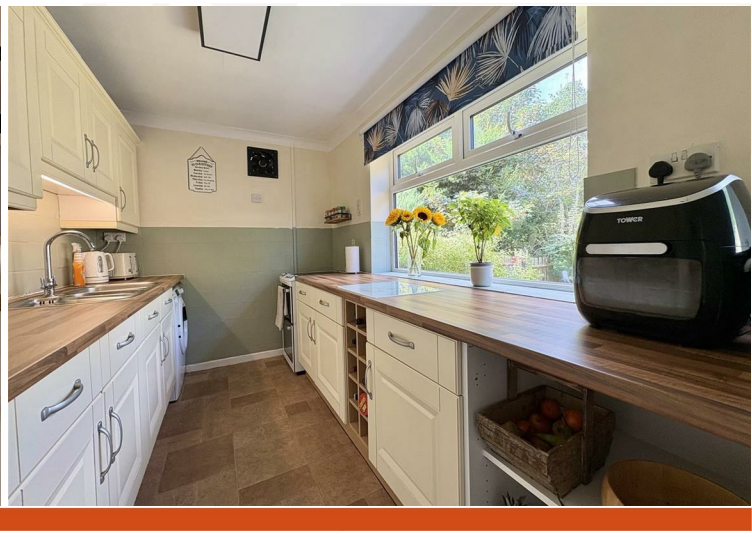
Bathroom
6'9" x 6'8" (2.06 x 2.04)

Rear Garden

FEATURES

- Three Bedroom Semi-Detached Family Home
- Generous Open Plan Lounge/Diner
- Separate Fitted Kitchen Overlooking The Rear Garden
- Popular Location, Close To Schools & Amenities
- Well-Presented Throughout, Filled With Natural Light
- Ground Floor WC & Modern Family Bathroom
- Useful Storage Spaces Arranged Through the House
- Enclosed Private Rear Garden
- Council Tax Band - C
- Call Just Property To Arrange Access For A Viewing





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.