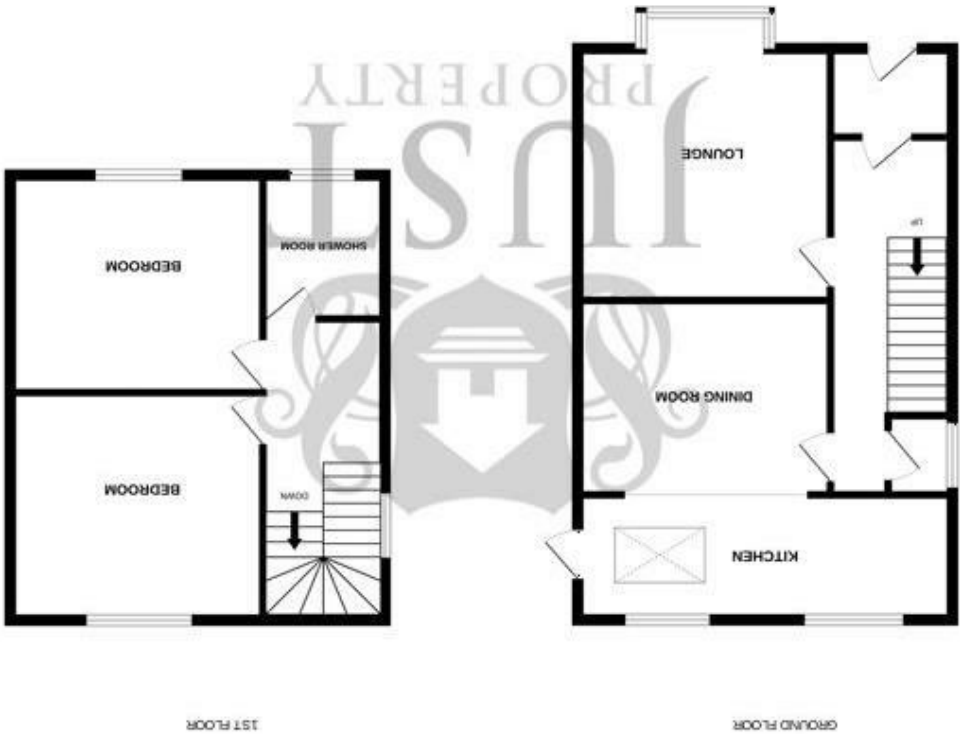




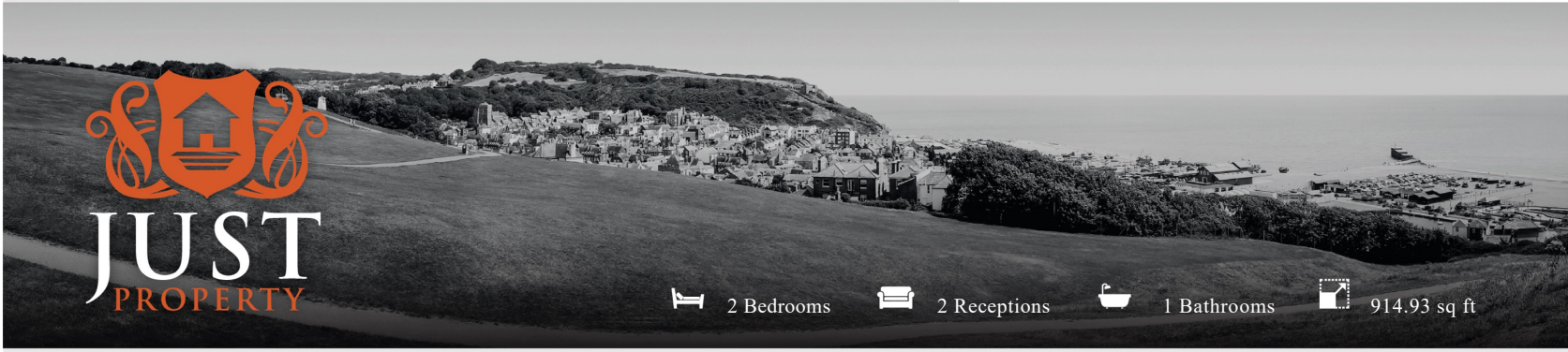
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



FLOORPLANS

12 Adelaide Road, St Leonards, TN38 9DA

www.justproperty.net



12 Adelaide Road, St Leonards, TN38 9DA

2 Bedrooms 2 Receptions 1 Bathrooms 914.93 sq ft

Freehold

£270,000





Freehold

£270,000



PROPERTY DETAILS

Located in the popular area of Adelaide Road, St Leonards, this spacious two- double bedroom detached house offers a delightful blend of comfort and convenience. Spanning an impressive 915 square feet, the property boasts bright and airy living accommodation, perfect for both relaxation and entertaining.

Upon entering, you will find two spacious reception rooms that provide ample space for family gatherings or quiet evenings in. The well-appointed open plan kitchen leads seamlessly to a large rear garden, an ideal setting for outdoor activities or simply enjoying the fresh air in a peaceful environment.

The two bedrooms are generously sized, ensuring a restful retreat at the end of the day. The property also features a modern shower room, designed with functionality in mind.

For those with vehicles, the house includes off-road parking for one car, adding to the convenience of this lovely home. The quiet location on this unadopted road enhances the appeal, making it a perfect choice for families or individuals seeking a serene lifestyle while still being close to local amenities.

This delightful detached house on Adelaide Road is a wonderful opportunity for anyone looking to settle in a charming and peaceful neighbourhood. Don't miss the chance to make this lovely property your new home.

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 - C

ROOM DIMENSIONS

Off Road Parking Space	Spacious Landing
Property Front Door	Bedroom 11'1" x 10'1" (3.388 x 3.091)
Porch	Bedroom 11'5" x 11'1" (3.484 x 3.389)
Entrance Hallway	Shower Room
Lounge 13'2" x 11'3" (4.017 x 3.451)	Large Rear Garden
Storage	
Kitchen / Diner	
Dining Room 11'0" x 10'0" (3.368 x 3.071)	
Open Plan Kitchen 16'4" x 5'5" (4.986 x 1.673)	
Doors Out To Rear Garden	
Stairs Up To First Floor	

FEATURES

- Situated On An Un-Adopted Road
- Quiet Location, Close To Amenities
- Detached Two Bedroom Family Home
- Off Road Parking Space To The Front
- Large Rear Garden with Side Access
- Open Plan Kitchen / Dining Room
- Cosy Lounge Area To The Front
- Viewing Considered Essential
- Call Just Property To Arrange Access
- Bright & Airy Living Accommodation Throughout



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.