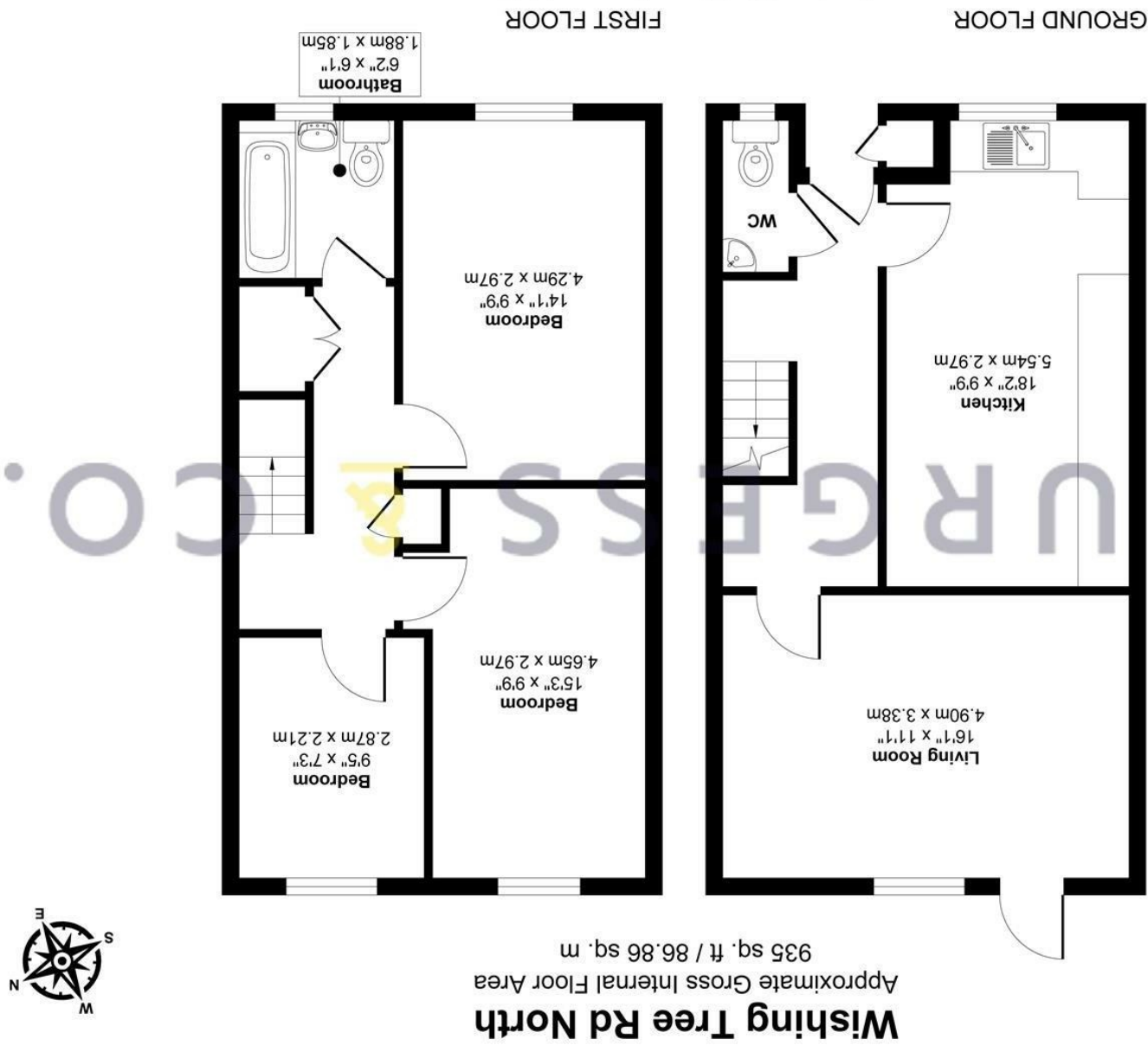


Produced By Picpreview.co.uk Ltd.



BURGESS & CO.
01424 222255

34 Wishing Tree Road North, St. Leonards-On-Sea, TN38 9QA

£225,000 Freehold



Entrance Hall

With radiator, consumer unit, stairs to First Floor.

Cloakroom

Comprising low level w.c, wash hand basin, double glazed frosted window to the front.

Kitchen/Diner

18'2 x 9'9
Comprising matching range of wall, base & drawer units, worksurface, tiled splashbacks, inset stainless steel sink unit, cooker with extractor hood over, space for appliances, wall mounted boiler, space for table & chairs, double glazed window to the front.

Living Room

16'1 x 11'1
With radiator, double glazed window & door to the rear garden.

First Floor Landing

With fitted cupboards, hatch to loft.

Bedroom

14'1 x 9'9
With radiator, double glazed window to the front.

Bedroom

15'3 x 9'9
With radiator, double glazed window to the rear.

Bedroom

9'5 x 7'3
With radiator, double glazed window to the rear.

Bathroom

6'2 x 6'1
Comprising panelled bath with shower over, low level w.c, wash hand basin, partly tiled walls, double glazed frosted window to the front.

Outside

To the front there is a paved courtyard area with fitted cupboard by the entrance. To the rear there is a courtyard garden with area of decking, steps lead

down to a timber shed with gated rear access, being enclosed by brick wall & fencing.

NB

Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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

