

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



FLOORPLANS



28 Old Church Road, St. Leonards-On-Sea, TN38 9HB

Freehold

£212,500





Freehold

£212,500



2 Bedrooms



1 Receptions



1 Bathrooms



sq ft

PROPERTY DETAILS

A very attractive mid-terrace period property, situated in the popular Upper St Leonards area, is now brought to the market. The property is conveniently located close to local shops, three major supermarkets, local schools, the seafront and promenade, with excellent transport links also nearby.

The property has been very nicely presented by the current owners and offers well-proportioned accommodation throughout. The ground floor provides a welcoming family lounge leading through to a spacious kitchen/breakfast room, together with a useful rear lobby, family bathroom and under-stairs storage.

To the first floor are two generous double bedrooms, one of which benefits from an attractive original feature fireplace.

Externally, the property has a front garden, while to the rear is an enclosed and attractive garden with a patio area and established shrubs. The garden enjoys a good degree of afternoon and evening sunshine, creating a lovely outdoor space to relax and entertain.

Further benefits include UPVC double glazing and gas-fired central heating.

An excellent opportunity for anyone looking for a well-presented period home in a popular residential location.

For further information and to arrange a viewing, please contact the vendors' Sole Agent, Just Property.

ROOM DIMENSIONS

Front Door

Family Lounge
10'10" x 10'10" (3.32 x 3.31)

Under Stairs Storage

Kitchen / Breakfast Room
11'2" x 10'10" (3.41 x 3.31)

Rear Lobby

Bathroom

Stairs Up to Landing

Bedroom
11'2" x 10'10" (3.41 x 3.31)

Bedroom
10'10" x 10'9" (3.31 x 3.30)

Front Garden

Rear Garden

FEATURES

- Two Double Bedrooms
- Fitted Kitchen / Breakfast Room
- Spacious Rear Garden
- Good Looking Period Home
- Popular Upper St Leonards Location
- Very Nicely Presented Period Home
- Original Fireplaces in Bedrooms
- Local Shops and Supermarkets Nearby



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.