



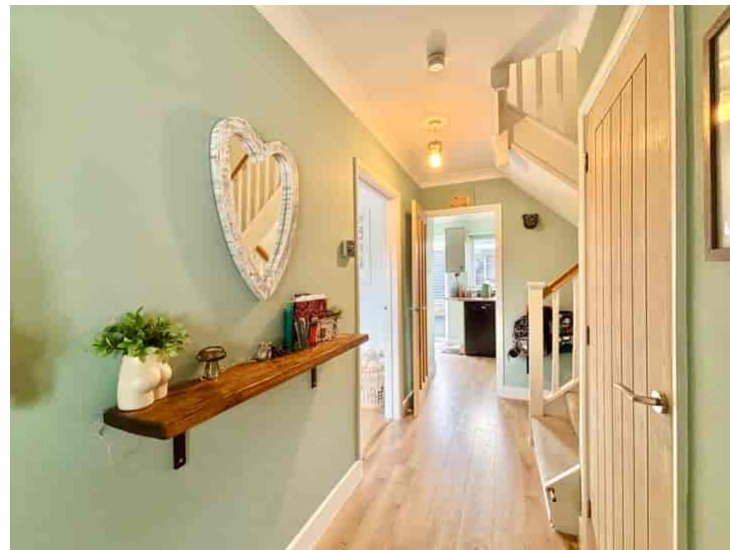
50 Oxford Road, St Leonards-on-sea, East Sussex, TN38 9EY

Guide Price (£285,000 - £300,000) - Immaculately Presented Three Bedroom, Mid Terrace House For Sale With Off-Road Parking For Two Vehicles £285,000 - Freehold

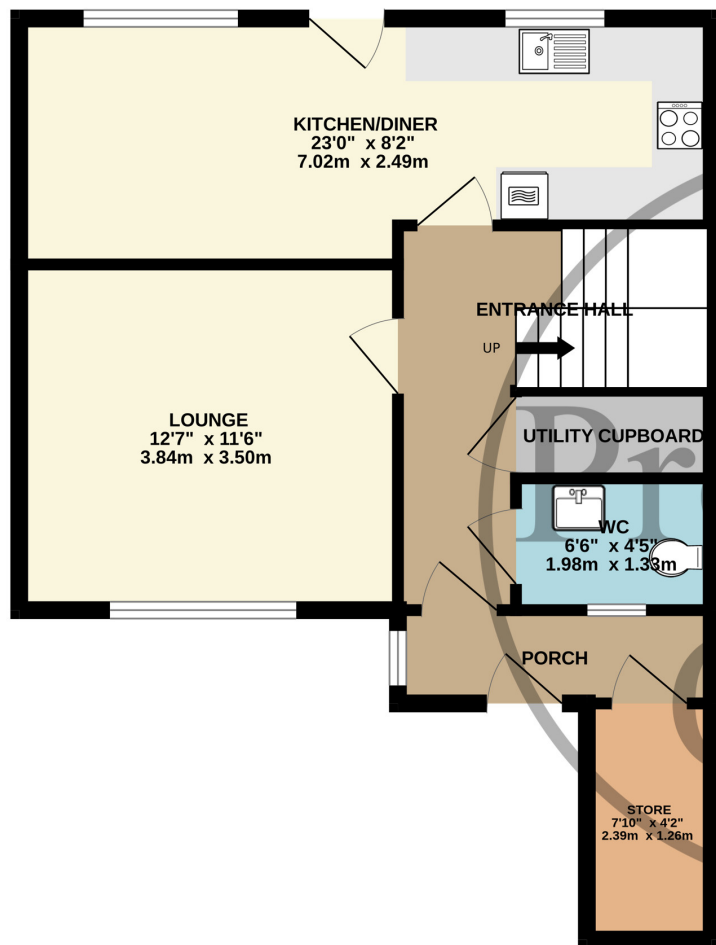




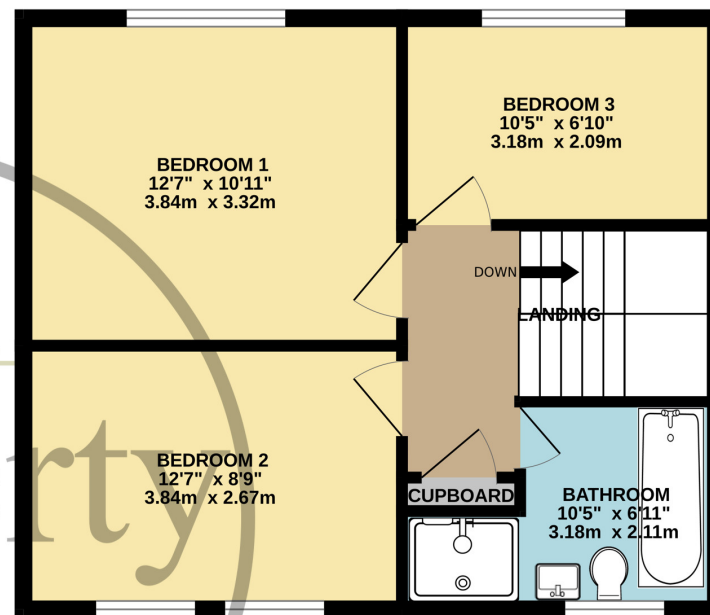
* Guide Price £285,000 - £300,000 * Property Café are delighted to present to the market this immaculately presented, three bedroom, mid-terrace family home for sale with off-road parking for two vehicles. Accommodation and benefits include; A generous entrance porch offering an excellent storage space for coats and shoes, as well as an additional large store cupboard; Light & airy entrance all giving access to all ground floor rooms; Southerly aspect lounge; Modern fitted kitchen/diner, an excellent space for family meals & entertaining guests, the kitchen offering ample cupboard & worktop space in addition to integrated appliances including an electric oven and hob; Utility cupboard with further storage space and a ground floor WC. Upstairs consists of three well proportioned bedroom and a newly fitted four piece bathroom suite comprising of a bath, separate walk-in shower cubicle, wash basin & WC. Externally the property boasts off-road parking for at least two vehicles via a block paved driveway and a low maintenance rear garden. The house is offered for sale in immaculate decorative order throughout in contemporary colour schemes, gas central heated, double glazed and conveniently positioned in a popular residential location. We recommend you view at your earliest convenience.



GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

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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Bedrooms: 3
Receptions: 2
Council Tax: Band B
Council Tax: Rate 1986.55
Parking Types: Driveway.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: E (46)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





Situated in a very convenient location of St Leonards close by to local shops and Tesco Extra meaning all shopping needs are only a short walk away there are also plenty of bus stops very close by for journeys further afield to the town centre, seafront and Bexhill. This property is positioned in the heart of a residential area of Hollington with a strong local community feel and close to a number of schools.

- Three Bedroom Mid-Terrace House For Sale
 - Off-Road Parking For Two Vehicles
- Modern Fitted Kitchen/Diner Including Integrated Appliances
 - Utility Cupboard & Ground Floor WC
 - Three Well Proportioned Bedrooms

- Newly Fitted Family Bathroom
- Low Maintenance Rear Garden
 - Popular Residential Location
- Immaculately Presented Throughout
 - Viewing Highly Recommended