



74 Essenden Road, St Leonards-on-Sea, East Sussex, TN38 0XH

Three bedroom Semi-Detached House In A Sought After Pocket Of West St Leonards £325,000 - Freehold

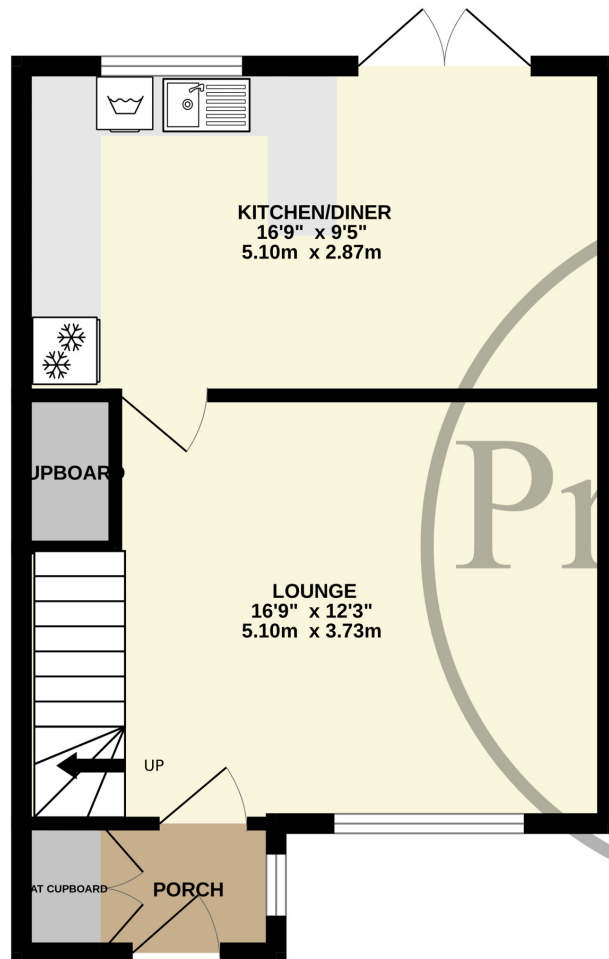




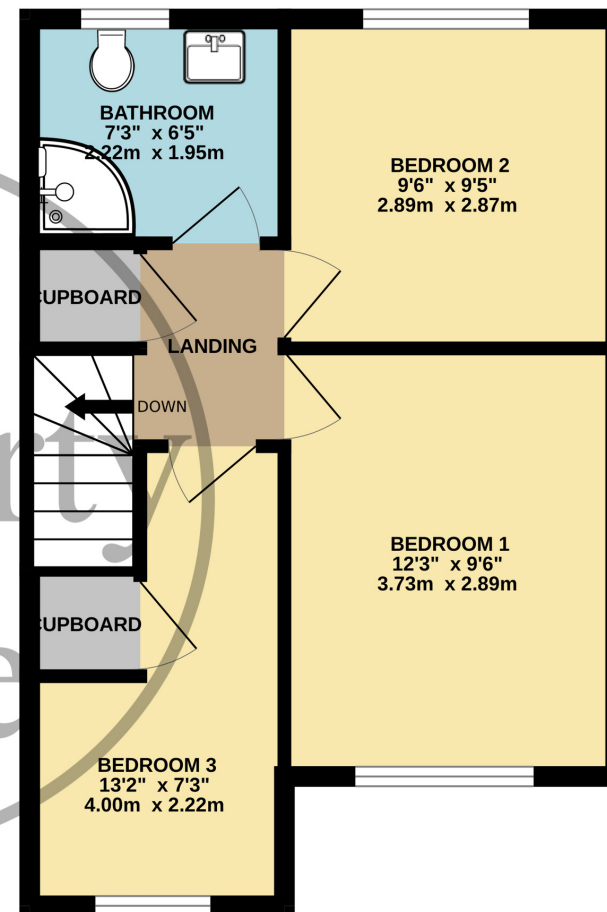
Property Café are delighted to present to the market this well presented, three bedroom, semi-detached house for sale with off-road parking and a private rear garden. Accommodation and benefits include; A light & airy entrance porch with a coat & shoe cupboard; Spacious lounge with feature fire surround; Open plan kitchen/diner offering an excellent space to entertain guests in addition to integrated appliances including oven & hob, fridge/freezer and washing machine; Upstairs comprises of three well proportioned bedrooms, two of which being generous doubles and a third single bedroom/home office; A family shower room consists of a corner shower cubicle, wash basin & WC. Externally the property boasts a private rear garden with a covered of decking and ample area of lawn, side access and off-road parking to the front. The house is offered for sale in good decorative order throughout in neutral colour schemes, gas central heated, double glazed and with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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 C
Council Tax: Rate 2270.34
Parking Types: Driveway.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(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 sought after and convenient location of St Leonards, close by to local shops, supermarkets and excellent public transport facilities including regular bus routes and West St Leonards train station only a very short walk away. Positioned on the periphery of a bustling central St Leonards location just a short journey away offers excellent bars, restaurants and a beautifully manicured promenade and seafront. Hastings & St Leonards offers an array of excellent schools, main hospital including A&E and easy access to both the link road to Bexhill & A21 heading towards Tunbridge Wells & London.

- Three Bedroom Semi-Detached House For Sale
 - Entrance Porch With Coat Cupboard
 - Modern Fitted Kitchen/Diner
 - Three Well Proportioned Bedrooms
 - Modern Fitted Shower Room.
- Generous Private Rear Garden
- Gas Central Heated & Double Glazed
- Sought After Location With Excellent Transport Links
 - Sold With No Onward Chain.
 - Viewing Highly Recommended