



The Hawthorns
Battle Road
St Leonards-on-Sea
East Sussex
TN37 7NY

Offers In Excess Of £474,000

bettermove

Battle Road

St Leonards-on-Sea

Bettermove are proud to present this 3 bedroom detached house in East Sussex.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the gated driveway. The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room, family bathroom, conservatory, utility room and fitted kitchen on the ground floor. The first floor consists of the master bedroom with balcony, a further 2 bedrooms and w/c. The exterior boasts a large private rear garden, perfect for enjoying the summer months.

The property has a lot of history behind it.

Located in the popular town of St Leonards-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A21, B2159 and A2690.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

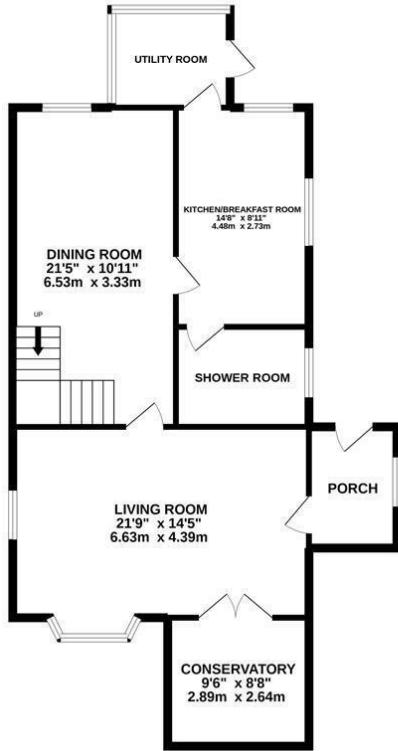
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

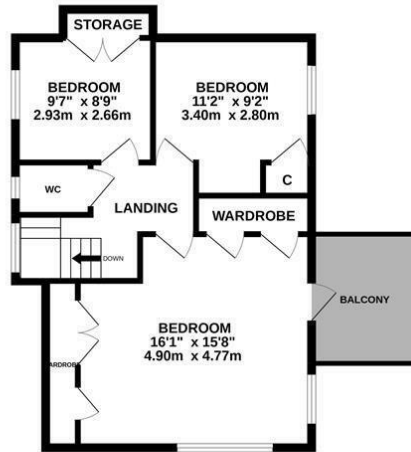
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.4 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.
Made with Metropix 630222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk