



79b High Beech Chalet Park, Battle Road, St Leonards-on-Sea, East Sussex. TN37 7BS. **£169,950 freehold**

A well presented detached chalet in a preferred position with parking and garden.

Description

A deceptively spacious two bedroom detached chalet that is presented in good order throughout with modern kitchen and bathroom. The reception room is open plan to the generous kitchen making a great space to entertain. There is also a good sized conservatory with a pleasant out look over its own patio garden. A modern shower room serves two bedrooms. The garden wraps around the property on three sides, has a shed and is mainly paved making it ideal for outside entertaining. The allocated parking space is close to the property.

St Leonards offers a wide range of recreational facilities as well as most high street super markets and shops. A mainline station at Battle has serviced directly to London Charing Cross and there are many sites of historical interest in the area. Viewing highly recommended.

Directions

From the Bannatynes roundabout proceed down Battle Road taking the first right hand turn into Washington Avenue bearing left at the T junction and continue along passing through the brick pillars into High Beech Chalet Park. Immediate inside the entrance there is a sign showing the location of each chalet and directions to them.

KITCHEN

11' 6" x 8' 4" (3.51m x 2.54m) Double aspect room with windows to the front and side, laminate flooring, variety of wall and base mounted units incorporating cupboards and drawers, sink drainer unit with mixer taps, space and plumbing for washing machine, dishwasher, fridge/freezer, granite effect work surfaces, ceramic four ring hob, electric oven with extractor hood over. Steps up to

RECEPTION ROOM

22' 11" x 8' 11" (6.99m x 2.72m) Windows looking out onto private patio area, television aerial point, sliding doors into

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CONSERVATORY

14' 0" x 9' 6" (4.27m x 2.90m) Double doors opening out onto patio area.

From the reception room, door gives access to brief inner hallway which gives access to the bedrooms and shower room.



BEDROOM ONE

8' 11" x 8' 11" (2.72m x 2.72m) Television aerial point, window to side of the property.

BEDROOM TWO

9' 0" x 8' 10" (2.74m x 2.69m) Currently being used as a dressing room, window to side, storage cupboard.

SHOWER ROOM

Window to the rear of the property, recessed lighting to ceiling, heated towel rail, WC, vanity unit incorporating basin with cupboards under; additional mirror fronted cupboard, shower cubicle with sliding door.

OUTSIDE

The property occupies a generous plot and gardens surround it on three sides. Fence enclosed with two sheds, paved with gated access into communal parking area. The property has one allocated parking space close to the property. Outside light and tap.

Note

There is a maintenance charge of £500 per annum, paid half yearly, for maintaining the communal areas.

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.