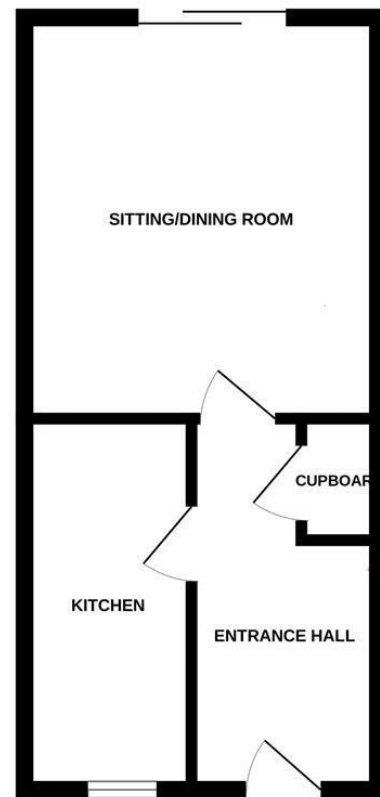
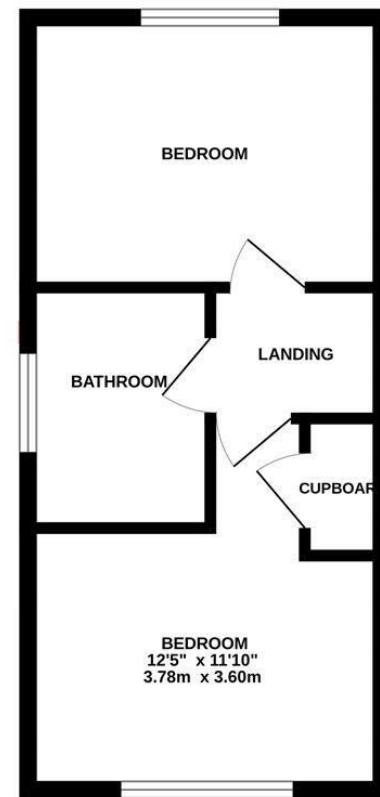


GROUND FLOOR



1ST FLOOR



For Identification purposes only.
 Not to Scale



1 Northiam Rise, St Leonards-on-Sea, East Sussex TN38 9FA

oieo £250,000

freehold

Set in a popular residential location is this upgraded 2 bedroom mid-terrace cottage that enjoys a block paved driveway and south facing garden.

Mid Terrace Home
 Popular Location

2 Bedrooms
 Vacant Possession

South facing Garden

Recently Upgraded

Description

Set in a mature residential location within easy reach of local amenities this refurbished two bedroom mid-terraced property benefits from double glazing and gas central heating and has just been re-decorated with new floor coverings throughout. The kitchen has a range of stylish new kitchen cabinets and the bathroom has a large shower enclosure. With its appealing location viewing is recommended.

Directions

From the B2092 Crowhurst Road (Queensway) proceed south turning left into Churchwood Drive and proceed for a short distance turning left into Bodiam Drive. Take the first turning right into Icklesham Drive and continue along where Northiam Rise will be found on the left hand side and the property is the second house on the left hand side.

What3Words:///poker.shall.sends

THE ACCOMMODATION COMPRISES

A covered porch with outside light and double glazed door through to

ENTRANCE HALL

12' 1" x 6' 0" (3.68m x 1.83m) with stairs rising to first floor landing, understairs cupboard with shelving.

KITCHEN

11' 10" x 5' 6" (3.61m x 1.68m) with window to front and fitted with a range of base and wall mounted units incorporating cupboards and drawers with space and plumbing for appliances. There is a working surface incorporating a stainless steel sink with mixer tap and drainer and a cupboard housing the gas fired boiler.

LIVING ROOM

13' 0" x 12' 3" (3.96m x 3.73m) with sliding doors to patio and garden.



FIRST FLOOR LANDING

with loft access

BEDROOM

12' 1" x 8' 10" (3.68m x 2.69m) with window taking in views to the rear.



BEDROOM

12' 2" x 8' 9" (3.71m x 2.67m) with window to front, high level cupboard with slatted shelves.

SHOWER ROOM

7' 0" x 5' 6" (2.13m x 1.68m) with recessed lighting and fitted with a large shower enclosure with glazed screen, fixed and hand held shower attachments, vanity sink unit with mixer tap and low level wc.



OUTSIDE

To the front of the property is a block paved driveway that provides parking. To the rear is a fence enclosed garden that is laid to lawn with a timber shed, patio and enjoys a southerly view.

COUNCIL TAX

Hastings Borough Council
Band B - £1811 (2023/24)



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.