



56 Cooden Ledge, St Leonards-on-
Sea, East Sussex TN38 8ET



PROPERTY DESCRIPTION

A well presented and modern two bedroom end of terrace house situated in this popular West Leonards Location which is within easy reach of Battle and close proximity to Bannatyne's Health Club. The accomodation comprises; entrance hall, cloakroom/WC, fitted kitchen, lounge with double doors leading to the garden, two bedrooms with the master having an en-suite shower room and modern family bathroom. Outside there is a rear garden with patio area and two allocated parking spaces. EPC - C.

FEATURES

- Two Bedroom End Of Terrace House
- Two Allocated Parking Spaces
- Master Bedroom With En-Suite
- Ground Floor Cloakroom/WC
- Modern Family Bathroom
- Popular West St Leonards Location With Easy Access To Battle
- Close Proximity To Bannatyne's Health Club
- Council Tax Band - B





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC door, radiator, large storage cupboard.

Kitchen

Double glazed window to the front, spotlights, a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring gas hob, stainless steel splashback and extractor fan, a range of matching wall and base cupboards with drawers, built-in electric oven, space for washing machine.

WC

Double glazed frosted glass window to the front, low level WC, wash hand basin with mixer tap, radiator, fuse box, extractor fan.

Living Room

13' 2" x 11' 5" (4.01m x 3.48m) Double glazed window and double doors to the rear leading to the garden, stairs rising to the first floor, radiator.

First Floor Landing

Bedroom 1

11' 2" x 9' 5" (3.40m x 2.87m) Double glazed window to the rear overlooking the garden, built-in wardrobe.

En Suite

5' 11" x 5' 2" (1.80m x 1.57m) Modern matching three piece suite comprising; low level WC, pedestal wash hand basin with mixer tap, shower cubicle with shower over, radiator.

Bedroom 2

9' 5" x 8' 0" (2.87m x 2.44m) Double glazed window to the front, access to loft space via hatch, built-in cupboard, radiator.

Bathroom

Double glazed frosted glass window to the front, low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, radiator.

Outside

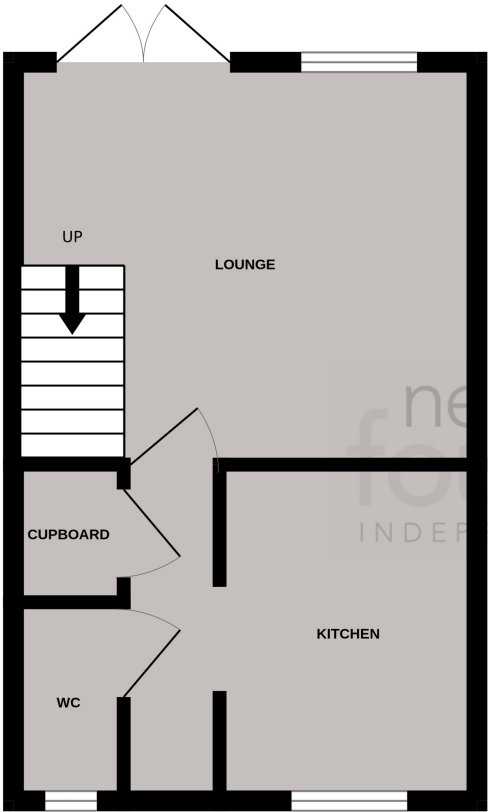
To the front there is a small area of garden.

Two allocated parking spaces opposite the property.

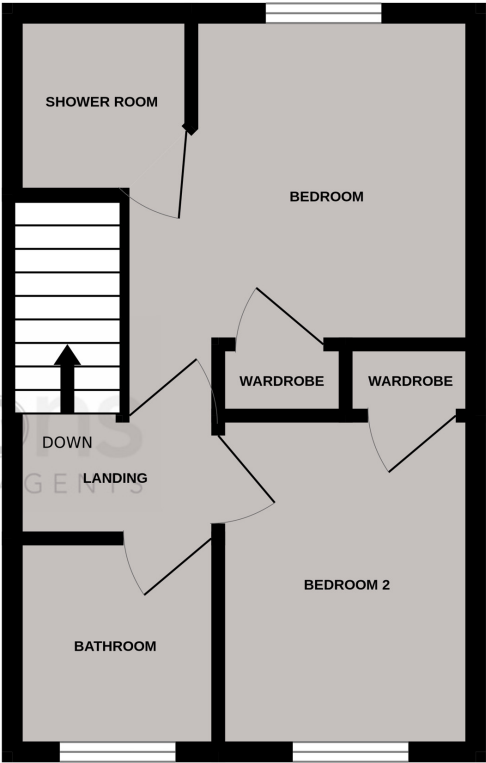
Adjacent to the rear of the property towers is a patio area, gated side access, steps up to the second area of garden which is laid with stone, timber framed shed.

FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	76	
(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	