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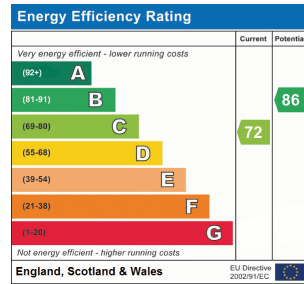
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48 Old Church Road, St Leonards-on-Sea, East Sussex TN38 9HB **£220,000 freehold**

This three bedroom end of terrace family home stands elevated with attractive town views, close to local amenities with a large level garden and occasional parking to the rear. All in need of general improvement but with the benefit of gas central heating and double glazing.

- End of Terrace Home
- Large Level Garden
- 3 Bedrooms
- Gas Central Heating
- In need of Modernisation
- Double Glazing
- Convenient Location

Description

Standing on elevated ground with attractive town views this three bedroom end of terrace family house is well placed for local amenities. Inside the accommodation is arranged around a reception hall with a double aspect living room and a kitchen that looks out over the garden. In addition on the ground floor is a large storage room that offers potential to be incorporated into the kitchen, subject to any necessary consent. To the first floor are three double bedrooms with a bathroom and separate cloakroom.

Outside the property enjoys an area of patio that opens out onto large area of level lawn. A gated access leads to the rear where there is access to an area of Council owned parking which is used by the residents but not allocated to any particular property.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings taking the second exit at the Bannatynes roundabout into Battle Road. Proceed down Battle Road for some distance turning right at the first set of traffic lights into Old Church Road where the property will be found elevated on the right hand side.

What3Words: ///driven.yours.these

THE ACCOMMODATION

with approximately dimensions comprises steps rising to entrance door with covered porch.

LIVING ROOM

17' 7" x 10' 7" (5.36m x 3.23m) A double aspect room with serving hatch through to

KITCHEN

13' 5" x 9' 10" (4.09m x 3.00m) With window and glazed door to patio and garden, fitted range of base and wall mounted units comprising cupboards and drawers with spaces for appliances and working surface incorporating stainless steel sink, serving hatch to dining room, under stairs storage cupboard.

STORE ROOM

7' 4" x 7' 1" (2.24m x 2.16m) With obscured window to front housing gas meter.

FIRST FLOOR LANDING

With window to rear, cupboard housing gas fired boiler.

BEDROOM

11' 9" x 10' 6" (3.58m x 3.20m) Window to front.



BATHROOM

5' 6" x 5' 0" (1.68m x 1.52m) With obscured window to rear, tiled walls, fitted with a white panelled bath and wash hand basin.

SEPARATE WC

4' 7" x 2' 7" (1.40m x 0.79m) With obscured window to rear and fitted with a close coupled wc.

BEDROOM

10' 9" x 9' 0" (3.28m x 2.74m) With window to front, loft access.



BEDROOM

8' 4" x 7' 4" (2.54m x 2.24m) With window to rear.



OUTSIDE

The property is approached over some steps that rise up to the front door and a path leads around to the side and rear where there is an area of patio that opens out onto a large area of level lawn, partially divided by a low picket fence. A gate leads to an area of parking to the rear, which is owned by the council.



COUNCIL TAX

Hastings Borough Council
Band B £1,895.81

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.