

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk



31 Eversley Road, St Leonards-on-Sea, East Sussex TN37 6QD **£285,000 freehold**

Occupying a tucked away location amidst established gardens is this detached three bedroom chalet style property that is in need of general upgrading enjoying attractive views from the first floor with a larger than average garden.

Detached House  
Chain Free

3 Bedrooms  
Close to Amenities

Attractive Views  
Street Parking

Large Garden  
Potential



Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

# Campbell's

*your local independent estate agent*

www.campbellsproperty.co.uk

# Campbell's

*your local independent estate agent*

www.campbellsproperty.co.uk

## Description

Approached over a pedestrian access within a larger than average garden is this detached chalet style property that requires general improvement with the benefit of gas central heating and double glazing. Inside the generous accommodation provides a large living room that opens out onto the south facing garden. The kitchen has space for a breakfast table and there is a ground floor bedroom and bathroom. To the first floor are two bedrooms and an additional shower room and from the rear bedroom are attractive views over the garden and beyond. The property is approached via a pedestrian access which opens onto a larger than average area of garden.

## Directions

From the A21 head south towards Hastings and proceed along Sedlescombe Road North passing Sainsburys on your right. Continue over the first roundabout and bear right at the second roundabout and proceed along towards Silverhill. Before reaching the shops turn left into Vale Road and then third right into Eversley Road and the property is tucked away at the end of the road up a pathway.

What3Words: ///hopes.twin.really

## THE ACCOMMODATION

With approximate room dimensions, comprises double glazed door to

## KITCHEN/BREAKFAST ROOM

12' 1" x 11' 4" (3.68m x 3.45m) A double aspect room with glazed door to outside, cupboard housing water tank and wall mounted gas boiler. The kitchen is fitted with a range of base and wall mounted wood fronted units providing spaces and plumbing for appliances with a fitted low level oven and a good area of working surface incorporating a stainless steel sink, mixer tap and four burner hob with extractor hood above, space for a breakfast table and door leading through to



## LIVING ROOM

23' 4" x 13' 1" (7.11m x 3.99m) narrowing to 10' 0" (3.05m) staircase rising to the first floor landing, dual aspect with french doors opening out onto the garden.

## INNER HALLWAY

## BATHROOM

7' 9" x 4' 10" (2.36m x 1.47m) With obscured window to side, white panelled bath with shower attachment, low level wc, pedestal wash hand basin.

## BEDROOM

11' 4" x 9' 9" (3.45m x 2.97m) With window to side.

## FIRST FLOOR LANDING

Eaves storage space.

## BEDROOM

13' 7" x 6' 6" (4.14m x 1.98m) Window taking in views over the garden and beyond, eaves storage.

## BEDROOM

13' 0" x 8' 8" (3.96m x 2.64m) Window to side, loft access, eaves storage space.



## SHOWER ROOM

6' 9" x 6' 2" (2.06m x 1.88m) overall, velux window, fitted with a tile enclosed shower with glazed door; low level wc, wash hand basin with mixer tap.

## OUTSIDE

The property is approached over a pedestrian pathway that leads to the front of the property with a dilapidated timber shed. In addition there is a small section of ground to the side which is somewhat overgrown and hedge enclosed. A pathway leads to the rear of the property with access to the garden which has an area of decking.



## NOTE

The property has a pedestrian access only and parking is available on the street.



## COUNCIL TAX

Hastings Borough Council  
Band C - £2,270.34

**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.