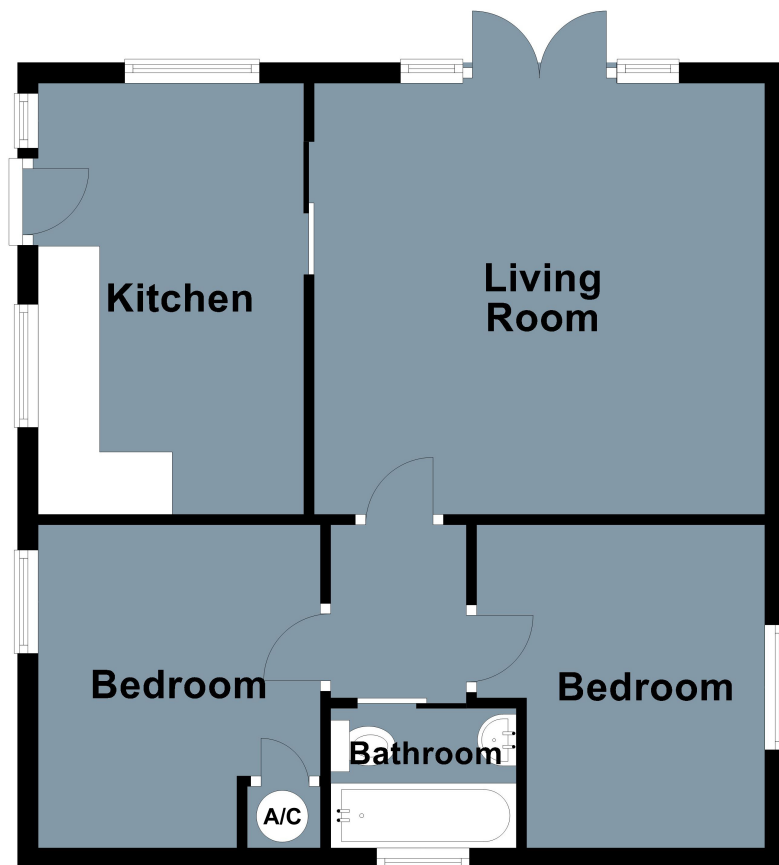


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		74
(39-54)	E		
(21-38)	F		
(1-20)	G	15	
Not energy efficient - higher running costs			
England, Scotland & Wales			

Ground Floor

Approx. 52.1 sq. metres (560.5 sq. feet)



Total area: approx. 52.1 sq. metres (560.5 sq. feet)
 For illustration purposes only - not to scale



77 High Beech Chalet Park, Battle Road, St Leonards-on-Sea, East Sussex TN37 7BS

£169,950

freehold

A generously proportioned detached chalet property with large garden on a popular park on the outskirts of St Leonards. No onwards chain.

Detached Chalet Property Generous Garden 2 Bedrooms Chain Free
 Parking

Description

77 High Beech Chalet Park occupies one of the largest plots in the park with gardens on all four sides of the property. A stable door opens into a kitchen which is big enough to dine in. The reception room has double doors leading out to a deck area in the back garden. Both bedrooms are of a generous size, have fitted wardrobes and are served by a bathroom. Unlike many properties on High Beech Chalet Park this property has an allocated parking space and is offered to the market with no onwads chain.

Situated on the outskirts of St Leonards which is very well served with amenities, trendy bars and restaurants and there are mainline stations found in St Leonards and nearby Battle offering services to London Charing Cross.

Directions

From our offices in Battle High Street proceed in a southerly direction taking the 2nd exit at the 1st mini roundabout and the 1st exit at the 2nd mini roundabout. Continue on the Hastings Road and at Bannatynes roundabout take the 2nd exit on the Battle Road and take the 1st turning right into Washington Avenue. At 'T' junction turn left and continue onto the drive into High Beech Chalet Park.

THE ACCOMMODATION

With approximate room dimensions is approached via steps up to partially glazed stable door giving access to the

KITCHEN

13' 7" x 8' 5" (4.14m x 2.57m) Variety of base units with granite effect working surfaces, tiled splash back surround, space for fridge/freezer, washing machine and electric oven and hob, double aspect room with windows to side and rear with a pleasant outlook.

RECEPTION ROOM

14' 3" x 13' 8" (4.34m x 4.17m) Aspect to the rear of the property with double doors leading out to a raised decked area in the rear garden, centered around an electric fire with marble effect inset and carved wood surround, television aerial point, door into

BRIEF HALLWAY

With storage cupboards.

BEDROOM ONE

10' 3" x 8' 11" (3.12m x 2.72m) Window to the side of the property, fitted wardrobes, storage cupboards.

BEDROOM TWO

10' 3" x 8' 11" (3.12m x 2.72m) Two windows to the side of the property, airing cupboard, fitted wardrobes.

BATHROOM

5' 11" x 4' 5" (1.80m x 1.35m) Window to the front of the property, pedestal wash hand basin, WC, close panelled bath, electric shower, tiled walls.

OUTSIDE

The property is approached via a communal pathway leading directly to the front door of the property. The gardens wrap around the property, are considered to be a generous size, predominantly laid to lawn, with a leafy backdrop to the rear and overlooking a green space to the front.

Service Charges

£500 per annum payable to High Beech Chalet Park Management for lighting, pathways, upkeep of communal grounds etc.

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.