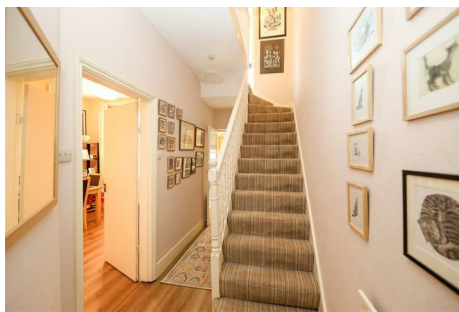




2 Oak Terrace Gillsmans Hill, St. Leonards-On-Sea, TN38 0ST

****TO BE SOLD CHAIN FREE**** AN ATTRACTIVE TWO DOUBLE BEDROOM (PLUS STUDY), TWO RECEPTION ROOM BAY FRONTED VICTORIAN HOUSE, SITUATED JUST OFF THE GREEN AT THE TOP OF GILLSMANS HILL CLOSE TO A LOCAL CONVENIENCE STORE WITH AMENITIES & SCHOOLS IN SILVERHILL AS WELL AS REGULAR BUS SERVICES ON THE GREEN CONNECTING TO HASTINGS TOWN CENTRE AND THE SEAFRONT.

The property forms part of a small Victorian terrace of just four properties and provides accommodation over two floors to include a 13'10 into bay x 12'7 living room with feature fireplace, a separate dining room as well as a fitted kitchen/breakfast room with built-in appliances, a breakfast bar and a walk-in storage cupboard. To the first floor there are two double bedrooms and a third bedroom/study which could be used as a dressing room or incorporated as part of bedroom one (subject to necessary consents) if required. There is also a 10'9 x 8'7 family bathroom/w.c with built-in airing cupboard and storage cupboard.

Outside, the rear courtyard garden is mainly laid to lawn with the original rear wall providing seclusion and the gardens enjoy a southerly aspect. Further benefits include gas fired central heating, double glazing and the property is available CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £285,000

2 Oak Terrace Gillsmans Hill, St. Leonards-On-Sea, TN38 0ST



- Attractive Victorian Terraced House
- Popular St Leonards Area
- Two Bedrooms Plus Study
- Bay Fronted Living Room
- Kitchen with Built-in Appliances
- 10'9 x 8'7 Bathroom/W.C
- To Be Sold CHAIN FREE
- Close To Bus Services & Amenities
- Separate Dining Room
- Wall Enclosed Rear Garden

Entrance Vestibule

Entrance Hall

19'7 x 5'5 (5.97m x 1.65m)

Living Room

13'10 x 12'7 (4.22m x 3.84m)

Dining Room

10'11 x 10'5 (3.33m x 3.18m)

Kitchen/Breakfast Room

10'9 x 9'9 (3.28m x 2.97m)

First Floor Landing

11'0 x 5'5 (3.35m x 1.65m)

Bedroom One

11'5 x 10'10 (3.48m x 3.30m)

Bedroom Two

10'11 x 10'4 (3.33m x 3.15m)

Bedroom Three/Study

11'5 x 5'1 (3.48m x 1.55m)

Family Bathroom/W.C

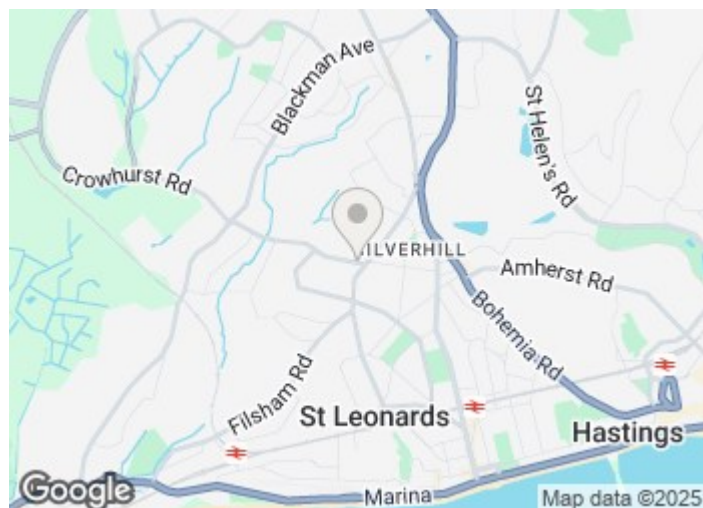
10'9 x 8'7 (3.28m x 2.62m)

Outside

Front Garden

Rear Garden

18'0 x 16'0 (5.49m x 4.88m)





Floor Plan



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		