



## 13 Lower South Road, St. Leonards-On-Sea, TN37 6RH

**\*\* TO BE SOLD CHAIN FREE \*\*** A TWO DOUBLE BEDROOM, TWO RECEPTION ROOM BAY FRONTED VICTORIAN TERRACED HOUSE IDEALLY SITUATED IN THIS POPULAR AREA OF ST. LEONARDS-ON-SEA WITHIN IMMEDIATE WALKING DISTANCE OF LOCAL SHOPS AND AMENITIES IN BOHEMIA ROAD AS WELL AS LOCAL SCHOOLS, BUS SERVICES AND ACCESS INTO ALEXANDRA PARK FROM UPPER PARK ROAD. EARLY VIEWING IS THEREFORE CONSIDERED ESSENTIAL.

The property provides accommodation arranged over two floors to include a bay fronted Living Room with feature fireplace, a separate Dining Room and a 14'2 x 8'0 Kitchen/Breakfast Room with built-in appliances with a door leading out into the small south facing rear Courtyard. To the first floor, there are two double bedrooms with Bedroom One measuring 14'2 x 13'7 into the bay window. In addition, there is a 12'3 x 8'2 (96 sq ft.) Family Bathroom/w.c. which has enough space for a separate walk-in shower cubicle as well as a bath.

This is the first time that the property has been offered for sale for over 25 years and further benefits include gas fired central heating, double glazing and the property is available to buy Chain Free. Viewing is encouraged and is strictly by appointment with Charles & Co.

Asking price £275,000

13 Lower South Road, St. Leonards-On-Sea, TN37 6RH



- Bay Fronted Victorian House
- Two Double Bedrooms
- Two Reception Rooms
- 14'2 x 8'0 Kitchen/Breakfast Room
- Popular St. Leonards Area
- Close to Local Amenities
- Short Walk to Schools & Park
- Rear Courtyard Garden
- Double Glazed & G.C.H
- Available to buy CHAIN FREE

**Entrance Hall**

**Bathroom/W.C.**

12'3 x 8'2 (3.73m x 2.49m)

**Living Room**

13'7 x 10'9 max (4.14m x 3.28m max)

**Outside**

**Dining Room**

11'3 x 8'10 (3.43m x 2.69m)

**Rear Courtyard Garden**

23'0 x 16'0 max (7.01m x 4.88m max)

**Kitchen/Breakfast Room**

14'2 x 8'0 (4.32m x 2.44m)

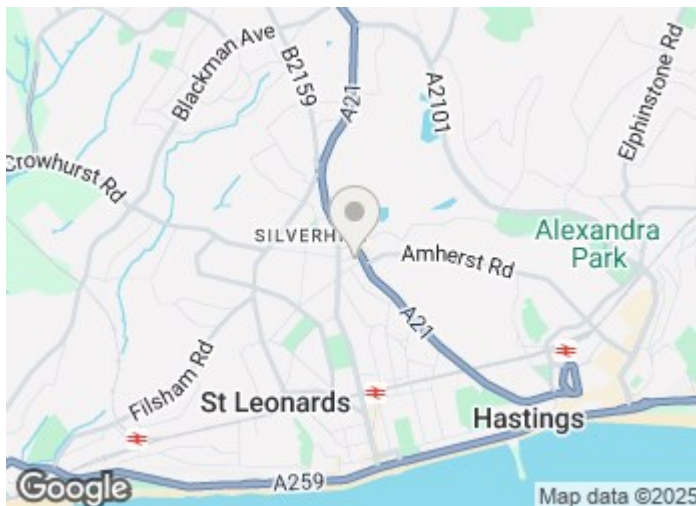
**First Floor Landing**

**Bedroom One**

14'2 x 13'7 max (4.32m x 4.14m max)

**Bedroom Two**

11'3 x 8'8 (3.43m x 2.64m)





Floor Plan



Charles & Co.  
ESTATE AGENTS

TOTAL FLOOR AREA : 876 sq.ft. (81.3 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.  
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01424 259675 Email: [charles@charlesco.uk](mailto:charles@charlesco.uk) [www.charlesco.uk](http://www.charlesco.uk)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 80        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 54      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |