



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

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- 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)

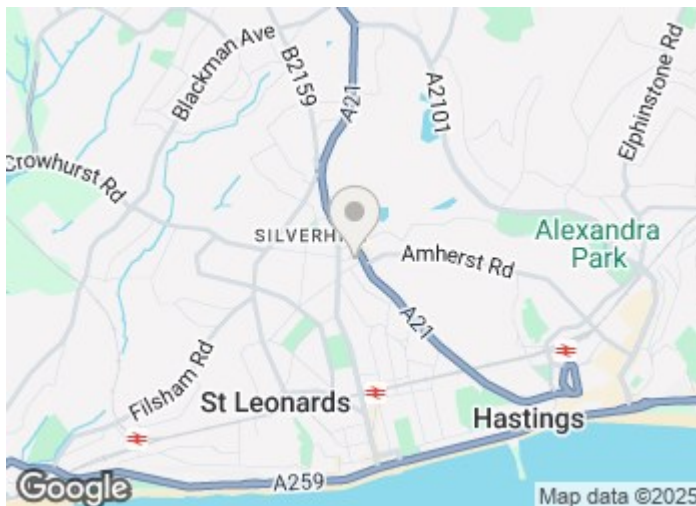
First Floor Landing

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



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.

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