

BURGESS & CO.

14 Northiam Rise, St. Leonards-On-Sea, TN38 9FA

£219,950



Burgess & Co are delighted to offer this charming 2 bedroom semi-detached house situated at the end of the cul-de-sac. The property has a range of additional benefits including large frontage and off road parking for two vehicles. The downstairs accommodation comprises open plan contemporary kitchen with laminate flooring leading into the hallway and lounge and having the additional benefit of heated flooring throughout, with a range of high gloss wall and base units with under unit lighting, and modern granite effect worktop, sitting room and large conservatory. Upstairs the property benefits from 2 good sized bedrooms with master bedroom having beautiful open views out across treetops, secluded rear garden with large raised decked area and pergola over hot tub (The vendors would be happy to leave this in situ subject to additional negotiations). The front garden benefits from a decked area for ease of maintenance, lawn to the side and leading to gate giving access to the private rear garden. The property also benefits from gas central heating and double glazing throughout.

Double glazed front door into

Entrance Hall

with under stairs storage.

Modern Kitchen

11'11" x 5'6" (3.63m x 1.68m)

range of working surfaces, cupboards and drawers under, also cupboards over, integrated gas hob, extractor over, integrated electric oven, space and plumbing for washing machine, space for tall fridge/freezer, one and a half drainer sink unit, double glazed window to front.

Sitting Room

13' x 12' (3.96m x 3.66m)

with windows and doors onto:

Double Glazed Conservatory

12' x 8'8" (3.66m x 2.64m)

with outlook over rear garden, which is mainly decked

Stairs rising to first floor.

Master Bedroom

12'2" x 8'11" (3.72 x 2.72)

double glazed windows to rear.

Bedroom 2

12'2" max x 8'10" plus recess (3.71m max x 2.69m plus recess)

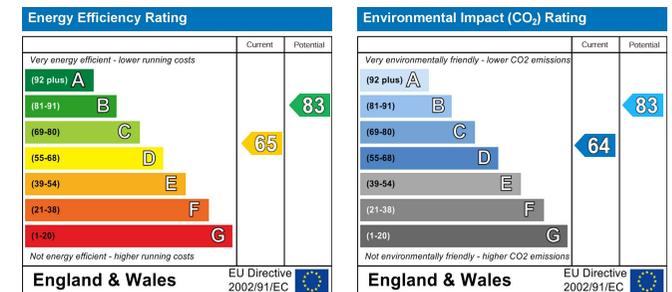
with double glazed windows to front.

Bathroom

white suite comprising P shaped bath with power shower over, pedestal wash hand basin, low level WC, chrome heated towel rail.

Outside

There is a secluded rear garden with large raised decked area and pergola over hot tub (The vendors would be happy to leave this in situ subject to additional negotiations). The front garden benefits from a decked area for ease of maintenance, lawn to the side and leading to gate giving access to the private rear garden.









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