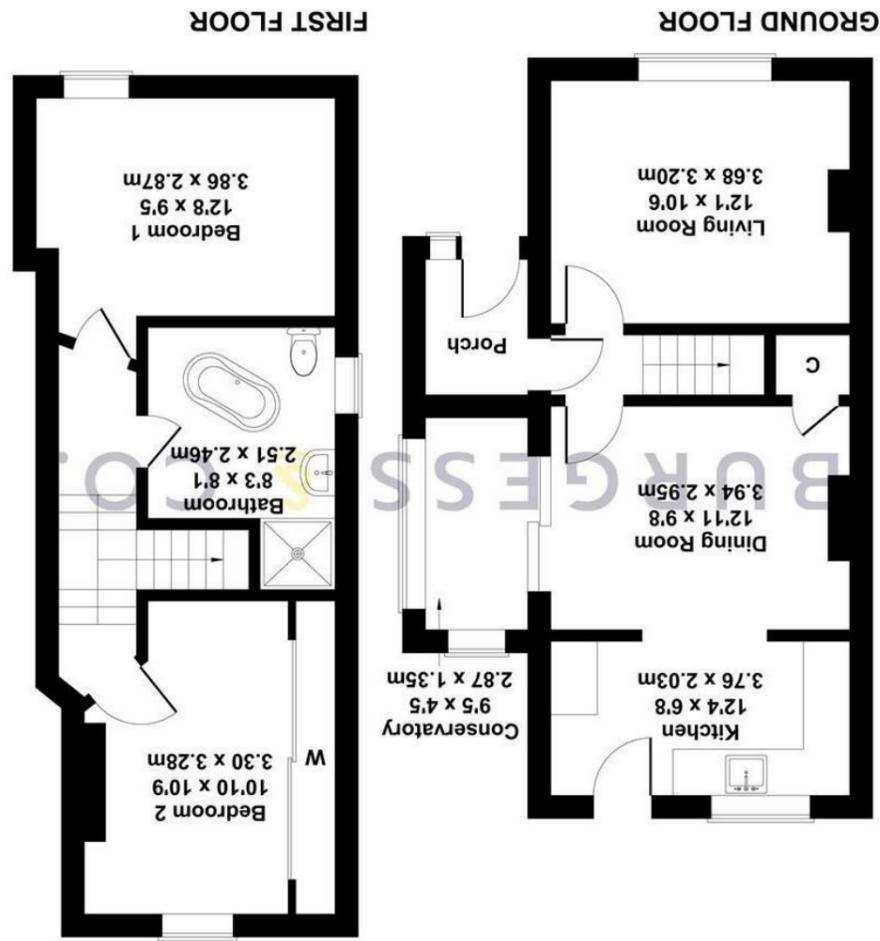


Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Battle Road
Approximate Gross Internal Area
903 sq ft - 84 sq m

BURGESS & CO.
01424 222255

129 Battle Road, St. Leonards-On-Sea, TN37 7AD

Guide Price
£220,000 Freehold



01424 222255

****GUIDE PRICE OF £220,000 – £230,000**** Burgess & Co are delighted to bring to the market this charming semi-detached house located close to the Silverhill area of St Leonards On Sea with shopping facilities, an ASDA superstore, post office and on a bus route. St Leonards Warrior Square railway station and the seafront is within 2 miles, while the historic town of Hastings is also within 2 miles with further shopping facilities and restaurants. The accommodation is accessed via steps from the pavement leading to a front door. There is a porch, hallway, living room, dining room, kitchen and conservatory. To the first floor there are two bedrooms, and family bathroom. Benefits include gas central heating, double glazing, and to the front there is a small garden being mainly shingle with a brick pathway, and to the rear is an enclosed patio garden area.

Porch

With door to

Entrance Hall

With stairs to first floor landing.

Living Room

12'1 x 10'6

With radiator, feature fireplace with gas fire, double glazed window to the front.

Dining Room

12'1 x 9'8

With radiator, understairs storage cupboard, open archway to Kitchen, double glazed sliding door to Conservatory.

Kitchen

12'4 x 6'8

Comprising matching range of wall & base units, worksurface, inset sink unit, space for cooker, space for washing machine & fridge/freezer, wall mounted Glow-worm boiler, double glazed window & door to the rear.

Conservatory

9'5 x 4'5

With radiator, single glazed windows.

First Floor Landing

With radiator, loft hatch.

Bedroom One

12'8 x 9'5

With radiator, double glazed window to the rear.

Bedroom Two

10'10 x 10'9

With radiator, built-in wardrobe, double glazed window to the front.

Bathroom

8'3 x 8'1

Comprising stand alone bath, low level w.c, shower cubicle, pedestal wash hand basin, partly panelled walls, storage cupboard, radiator, double glazed frosted window to the side.

Outside

Steps lead up to the front garden being laid to shingle, pathway to the entrance. To the rear there is a patio garden being enclosed by fencing.

NB

Council tax band: B

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 80 |
| (69-80) C | | 63 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

