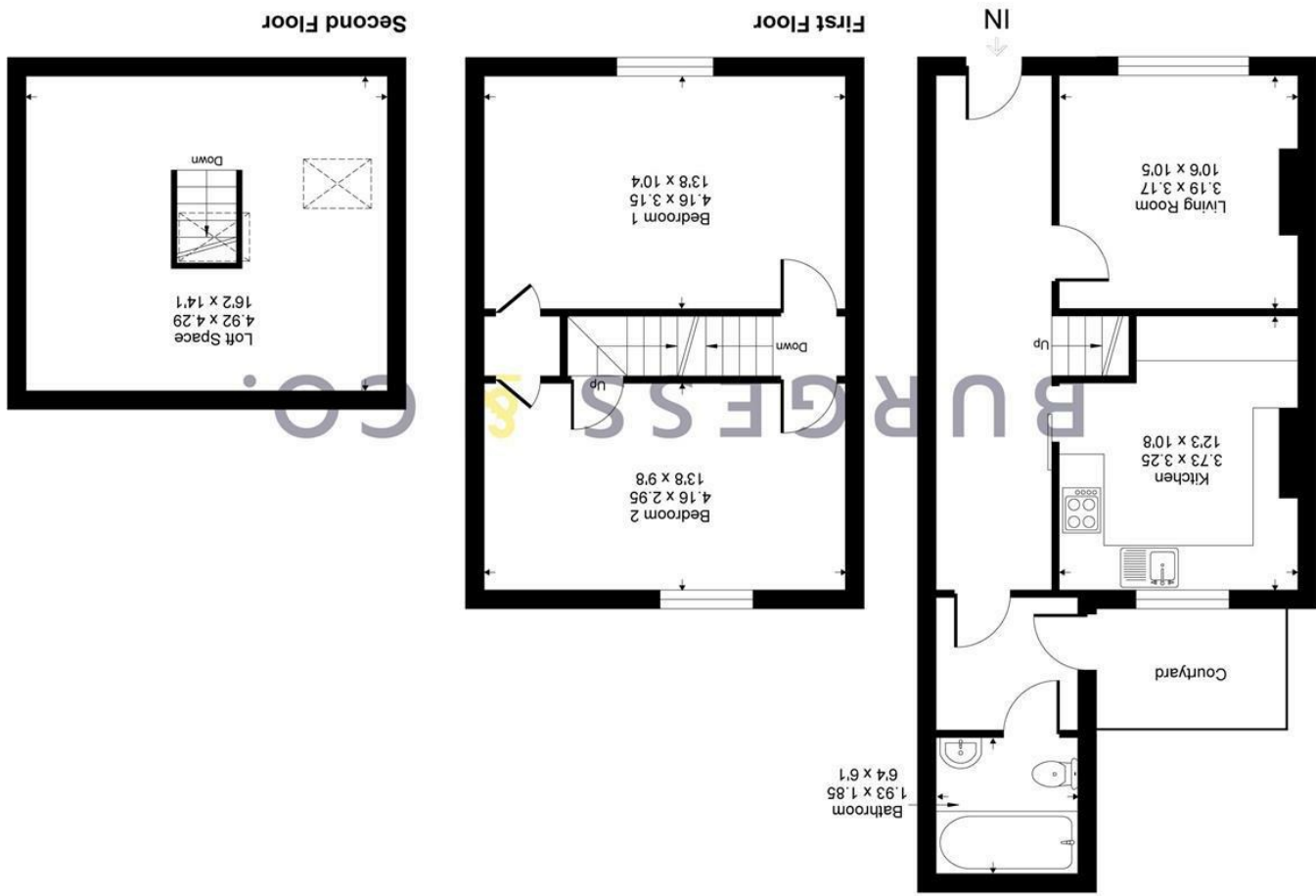




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Spring Street, TN37
Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft

BURGESS & CO.
01424 222255

9 Spring Street, St. Leonards-On-Sea, TN37 6JF

Offers Over
£200,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to present to the market this charming two bedroom end of terrace period house. Conveniently located close to amenities in Silverhill, Alexander Park, as well as being within a mile of St Leonards Warrior Square mainline railway station with connections to London. The coastal town of Hastings is just over a mile away with further shopping & leisure facilities as well as the seafront and historic Old Town. The accommodation comprises an entrance hall, a living room, a fitted kitchen, a downstairs family bathroom, and to the first floor there are two double bedrooms, one housing a staircase up to a spacious loft area. Further benefits include electric heating, double glazing and a private courtyard garden. Internal viewing is highly recommended to fully appreciate all this property has to offer.

Entrance Hall

With stairs to First Floor.

Living Room

10'6 x 10'5

With electric heater, double glazed window to the front.

Kitchen

12'3 x 10'8

Comprising handmade timber units, worksurfaces, inset sink unit, space for cooker & fridge/freezer, integrated washing machine, breakfast bar area, double glazed window to the rear.

Lobby

With door to Bathroom, double glazed door to Courtyard.

Bathroom

6'4 x 6'1

Comprising bath with electric shower over, wash

hand basin, low level w.c, tiled walls, heated towel rail, extractor fan.

First Floor Landing

Bedroom One

13'8 x 10'4

With two electric heaters, fitted cupboard, double glazed window to the front.

Bedroom Two

13'8 x 9'8

With two electric heaters, fitted cupboard, double glazed window to the rear. Secret door with staircase leading to

Loft Space

16'2 x 14'1

With storage space, Velux window.

Outside

To the rear there is a courtyard garden with raised flowerbed box.

NB
Council tax band: A

