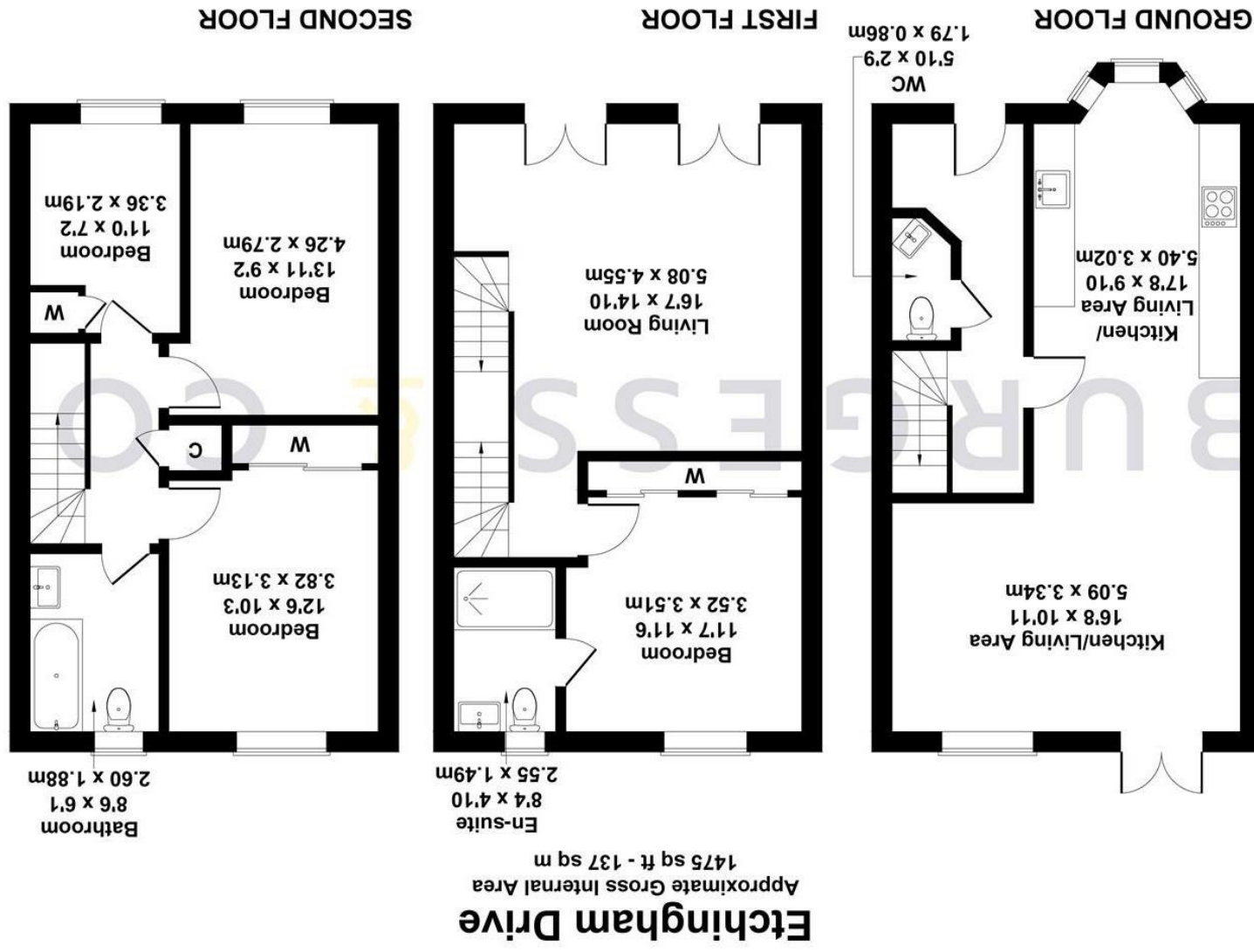


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BURGESS & CO.
01424 222255

22 Etchingam Drive, St. Leonards-On-Sea, TN38 9AB

£315,000 Freehold



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****CHAIN FREE**** Burgess & Co are delighted to offer for sale this bright and spacious town house, situated in a sought after West St Leonards residential location being within close proximity to local schools, nearby Tesco superstore and bus routes to Hastings Town Centre with its comprehensive range of shopping facilities, sporting & recreational facilities, mainline railway station, seafront and promenade. The accommodation is arranged over three floors and comprises entrance hall, downstairs w.c, open plan kitchen/living area to the ground floor. To the first floor there is a spacious living room with two Juliet balconies to the front, a main bedroom with en-suite shower room and to the second floor there are three further bedrooms and a family bathroom. To the front there is a small garden with steps to the front door and to the rear there is a well maintained, enclosed tiered garden with access to the back of the garage. Viewing is essential to fully appreciate all this property has to offer by the vendors sole agents.

Entrance Hall

With understairs storage cupboard, radiator, stairs to First Floor.

Downstairs W.C

5'10 x 2'9

Comprising low level w.c, wash hand basin with mixer tap, tiled walls, radiator.

Living/Dining Area

16'8 x 10'11

With two radiators, double glazed window to the rear with fitted shutters, double glazed patio doors to the rear with fitted shutters.

Kitchen Area

17'8 x 9'10

Comprising matching range of wall & base units, worksurface, space for Range Master cooker, Range Master extractor hood, inset sink with hose tap, integrated dishwasher, integrated Neff washing machine, space for American style fridge/freezer, inset ceiling spotlights, radiator, wall mounted Glow-worm boiler, double glazed bay window to the front.

First Floor Level

Leading to

Living Room

16'7 x 14'10

With two radiators, two double glazed doors to Juliet balconies with fitted shutters.

Bedroom One

11'7 x 11'6

With radiator, built-in wardrobes, double glazed window to the rear, door to

En-suite Shower Room

8'4 x 4'10

Comprising shower cubicle, pedestal wash hand basin, low level w.c, tiled walls & floor, heated towel radiator, double glazed frosted window to the rear.

Second Floor Landing

With airing cupboard.

Bedroom Two

12'6 x 10'3

With radiator, built-in wardrobes, double glazed window to the rear.

Bedroom Three

13'11 x 9'2

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

Bedroom Four

11'0 x 7'2

With radiator, fitted cupboard, double glazed window to the front.

Bathroom

8'6 x 6'1

Comprising bath with shower over, low level w.c, pedestal wash hand basin with mixer tap, heated towel radiator, shaver point, vanity mirror, inset ceiling spotlights, tiled walls & floor, double glazed frosted window to the rear.

Outside

To the front there is a small garden area and steps lead up to the front door. To the rear there is a well maintained, tiered garden with patio area, gravelled area with potted plants, further raised gravelled area, steps lead up to the garage and the garden is enclosed by fencing.

Garage

With up & over door, light & power, door to garden

NB

Council tax band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 