

65 Edinburgh Road, St. Leonards-On-Sea, TN38 8HH
Guide Price £250,000 Freehold

*****Guide Price £250,000 - £275,000*****

This delightful semi detached south facing home offers spacious and versatile accommodation, with the added benefit of recently installed solar panels, helping to make the property more energy efficient and keep ongoing utility costs more manageable. The ground floor features a generous living/dining room, providing plenty of space for both relaxing and entertaining, alongside a spacious kitchen/breakfast room. There is also a separate craft/utility room, offering useful additional workspace and storage, while a conservatory to the front provides another versatile living area. To the first floor are two well-proportioned double bedrooms offering distant sea views and a family bathroom. Outside, the property benefits from attractive gardens, with the front enclosed by charming picket fencing. The level rear garden has gated access, providing the potential to create off-road parking if desired, subject to any necessary permissions. Perfectly positioned for local schools, regular bus services, St Leonards seafront and the mainline railway station, the property is ideally suited to first-time buyers, downsizers or anyone looking for a well-proportioned home with excellent local amenities close at hand. Early viewing is highly recommended to appreciate the space, versatility and energy-efficient benefits this charming home has to offer.








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Notes
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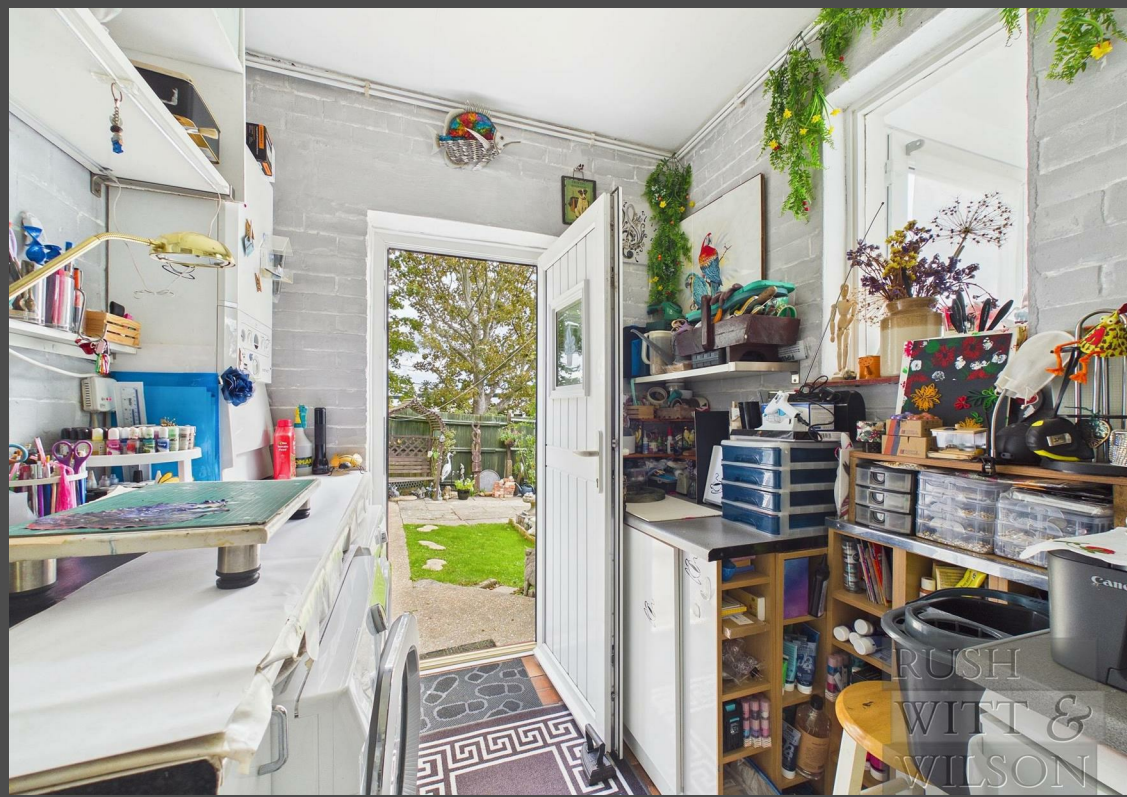

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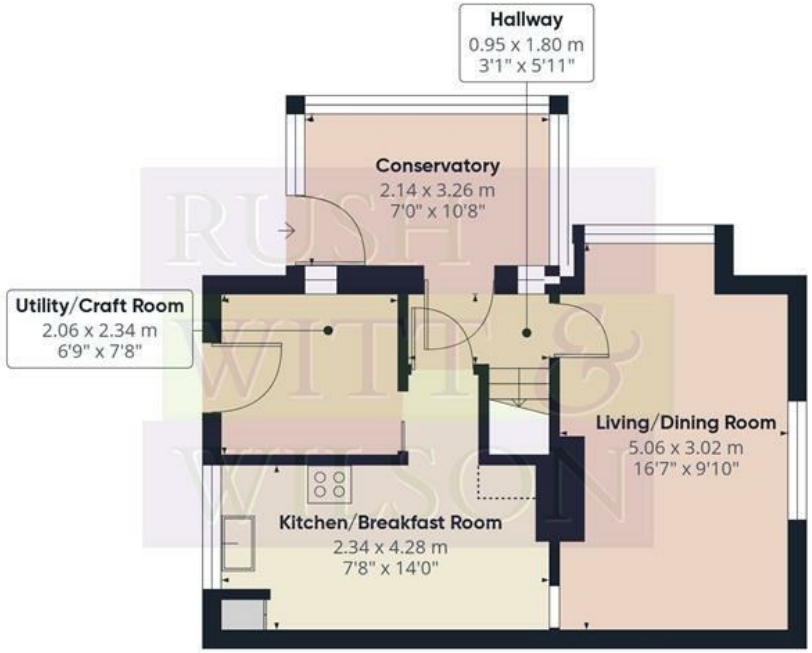

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Floor 0





Floor 1

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Approximate total area(1)

70.6 m²

759 ft²

Reduced headroom

0.4 m²

4 ft²

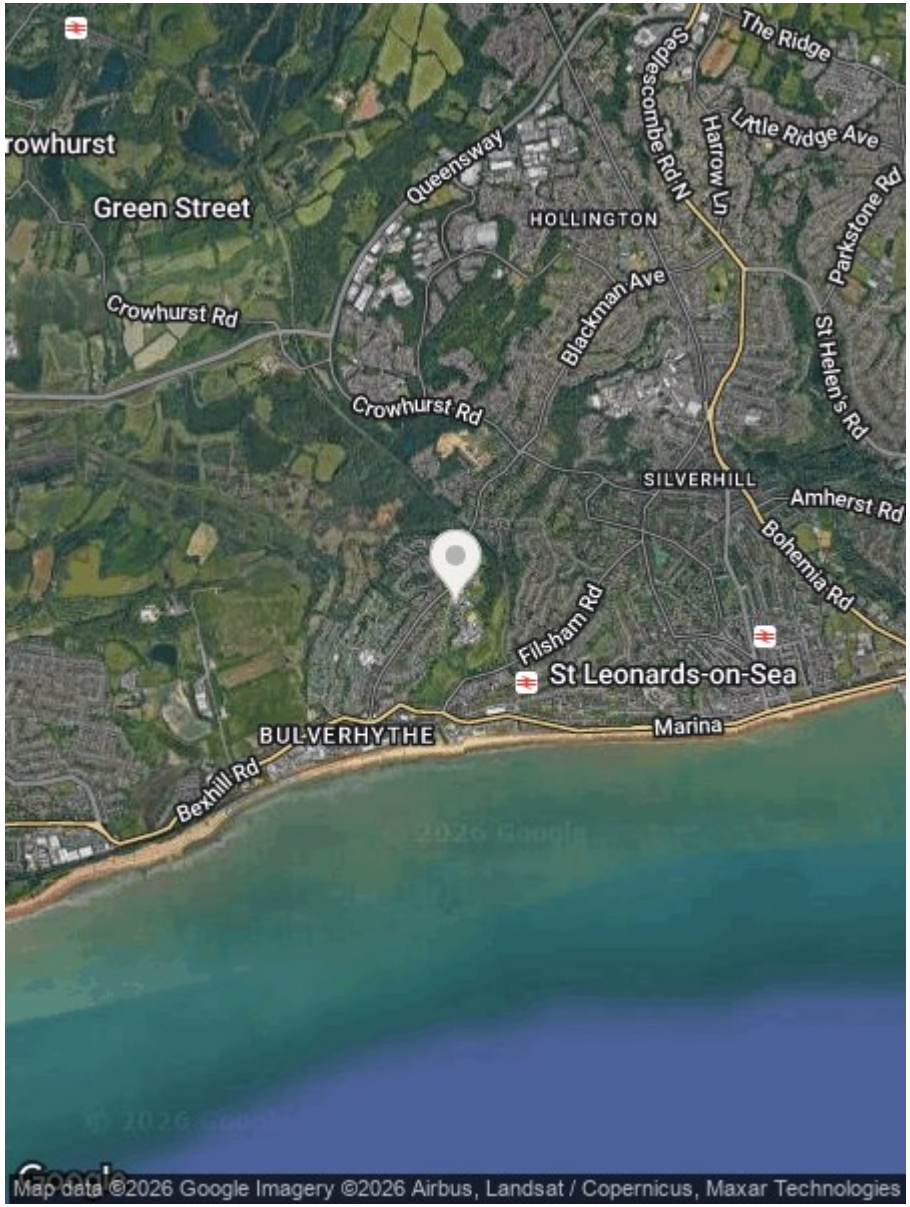
(1) Excluding balconies and terraces

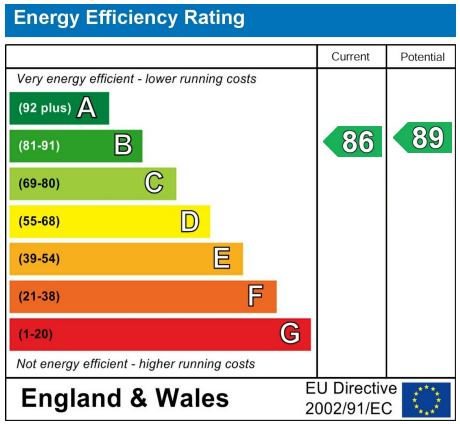
Reduced headroom

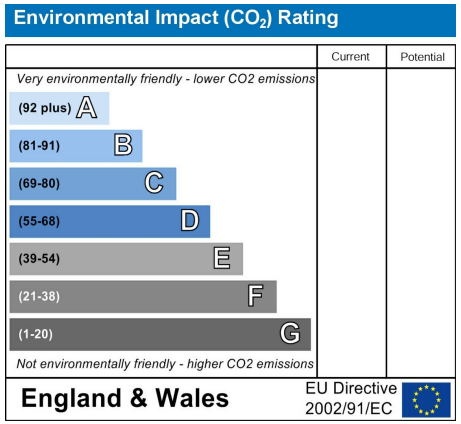
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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