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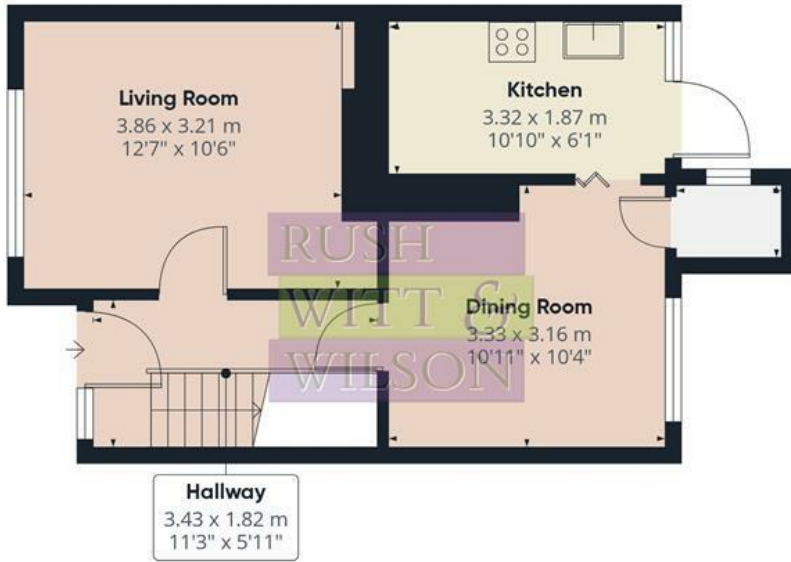
**41 Adelaide Road, St. Leonards-On-Sea, TN38 9DA  
Offers In The Region Of £220,000 Freehold**

Nestled in the charming area of St. Leonards-On-Sea, this delightful two-bedroom end of terrace house on Adelaide Road presents an excellent opportunity for those seeking a project to make their own. Spanning an impressive 931 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining. The ground floor features a welcoming living room and a separate dining room, providing ample space for family gatherings or quiet evenings in. The kitchen, while in need of modernisation, offers the potential to create a culinary haven tailored to your tastes. Ascending to the first floor, you will find two well-proportioned bedrooms, ideal for restful nights. The bathroom, accompanied by a separate WC, adds convenience to the layout. One of the standout features of this property is the generous rear garden plot, which offers a blank canvas for gardening enthusiasts or those wishing to create an outdoor retreat. Additionally, the property includes a garage and parking for one vehicle, ensuring practicality in this desirable location. Being chain-free, this house is ready for a new owner to breathe life into it and transform it into a stunning home. With its prime location and potential for modernisation, this end of terrace house is a rare find in St. Leonards-On-Sea. Whether you are a first-time buyer or an investor, this property is brimming with possibilities. Do not miss the chance to make it your own.

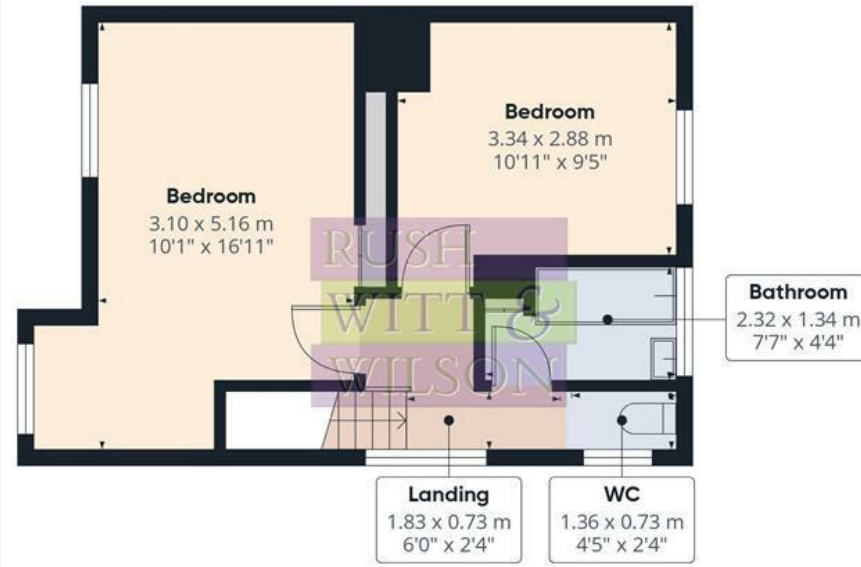








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

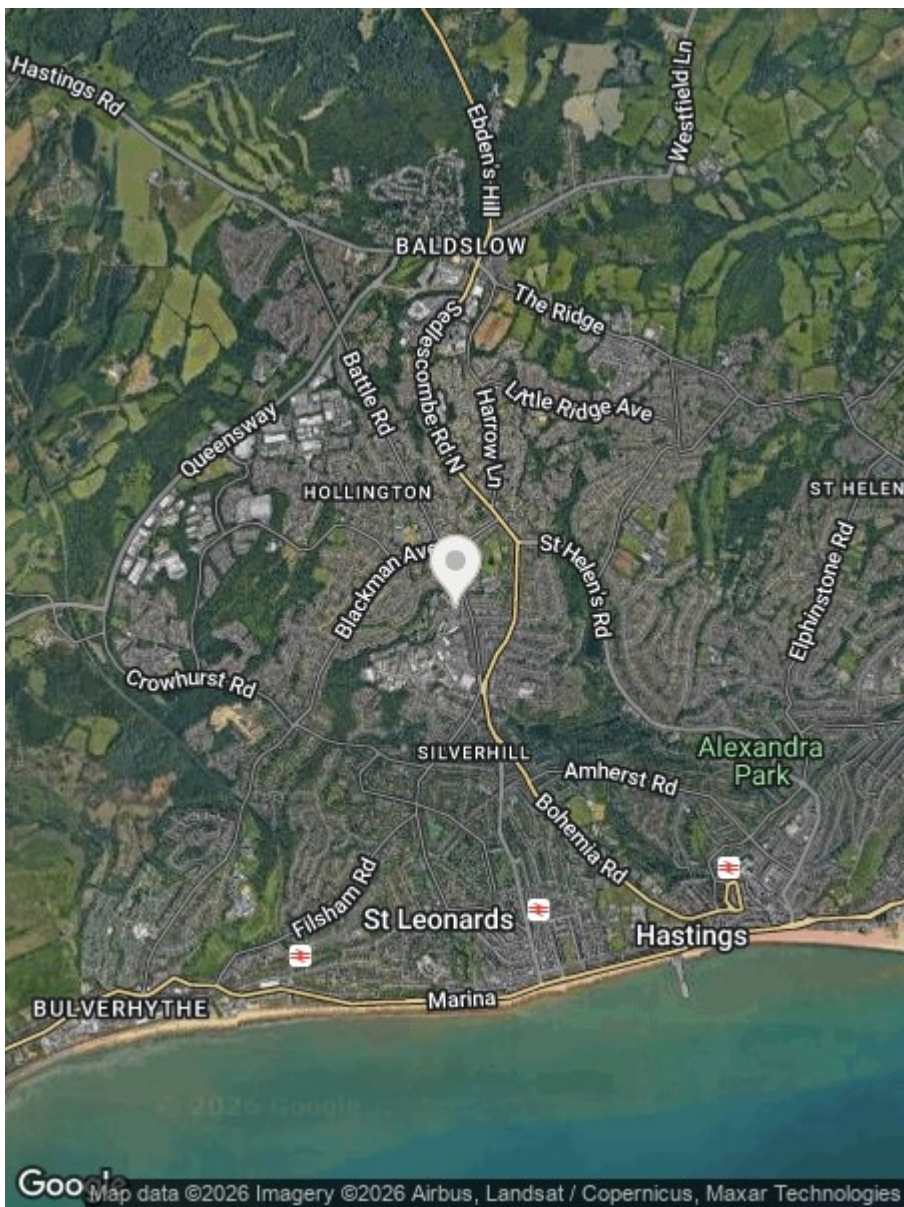
86.4 m<sup>2</sup>


931 ft<sup>2</sup>


(1) Excluding balconies and terraces

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

**GIRAFFE360**



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		
	68	74
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

Council Tax Band - B

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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