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**146 Blackman Avenue, St. Leonards-On-Sea, East Sussex TN38 9EH**  
Offers In Excess Of £275,000

Welcome to Blackman Avenue in St. Leonards-On-Sea, this charming semi-detached house presents an excellent opportunity for those seeking a well-presented family home. The property is offered to the market CHAIN FREE, making it an ideal choice for a swift and uncomplicated purchase. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The heart of

the home is undoubtedly the modern open-plan kitchen-dining room, which boasts ample space for family meals and gatherings. This area seamlessly connects to a large garden, providing a wonderful outdoor space for children to play or for hosting summer barbecues. The first floor accommodates three generously sized bedrooms, ensuring plenty of room for family or guests. A modern family bathroom completes the upper

level, offering convenience and comfort. The property benefits from modern comforts such as gas-fired central heating and double glazing, ensuring a warm and inviting atmosphere throughout the year. Outside, the front and rear gardens enhance the appeal of this home, with the rear garden being particularly spacious. An outbuilding adds further utility, featuring space and plumbing for a washing machine, making laundry chores more manageable. Conveniently located close to popular schools and local amenities, this property is perfect for families or anyone looking to enjoy the vibrant community of St. Leonards-On-Sea. With its blend of modern living and charming features, this home is not to be missed.







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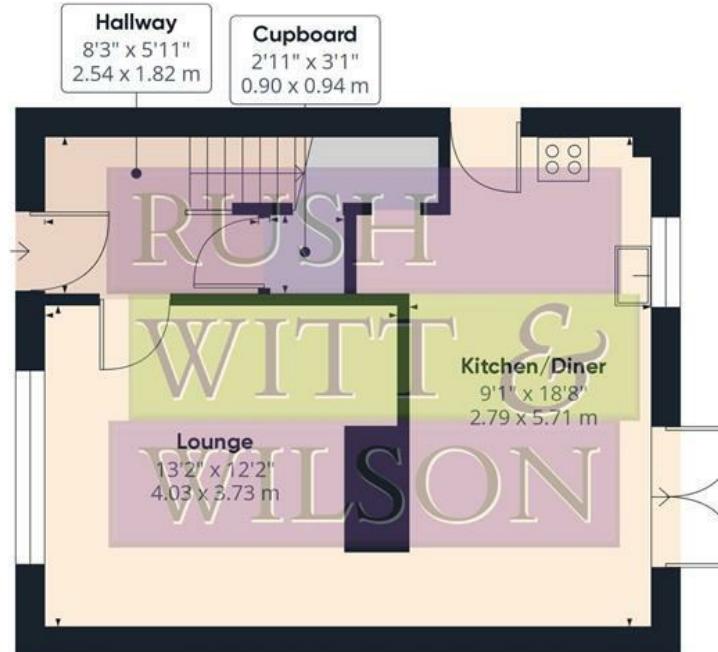
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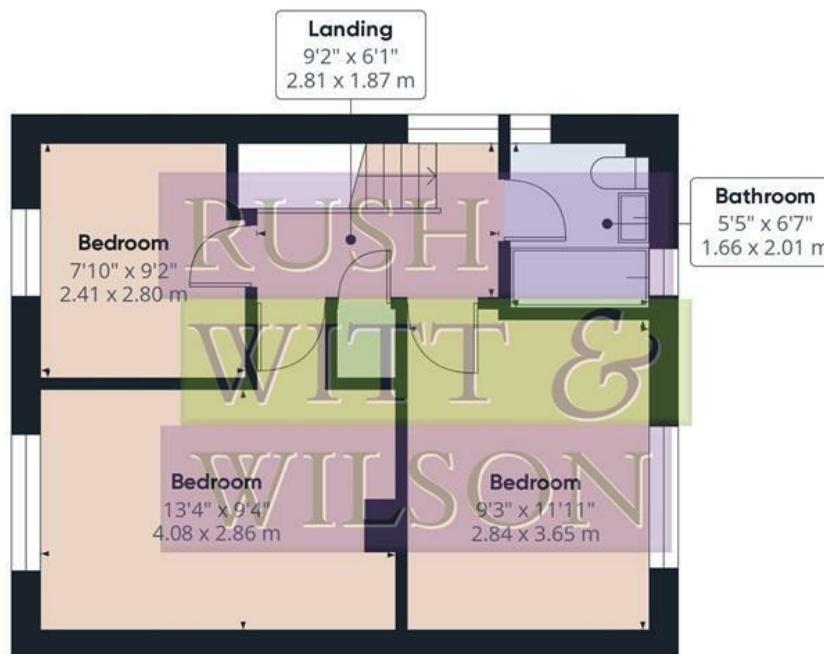
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Approximate total area<sup>(1)</sup>

819.15 ft<sup>2</sup>  
76.1 m<sup>2</sup>

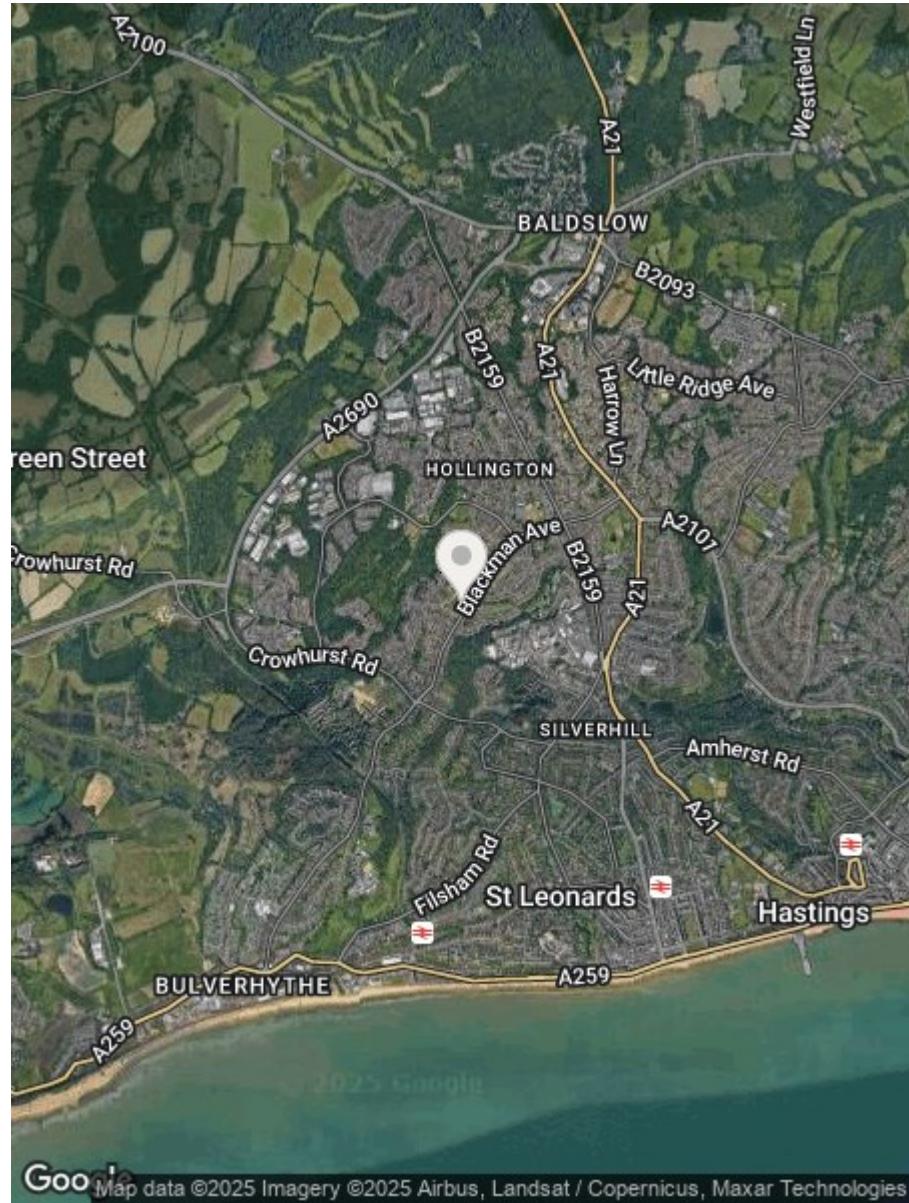
Floor 0



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		86
(69-80) C		
(55-68) D		63
(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