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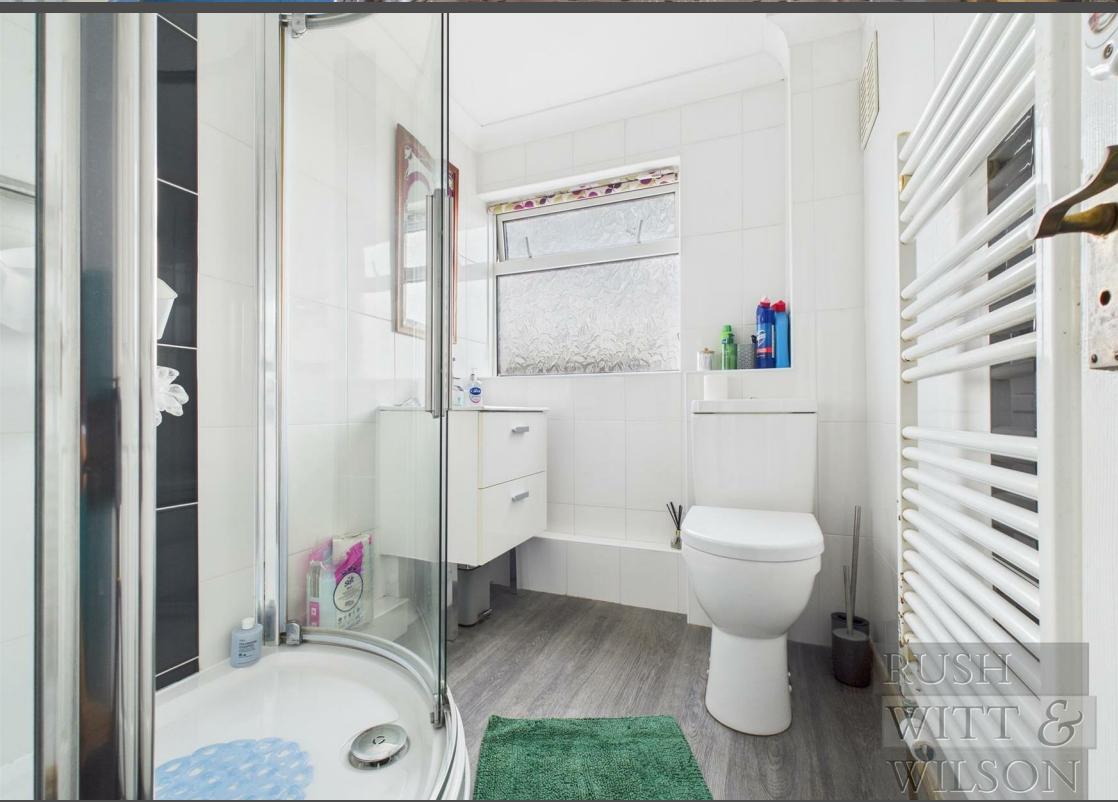
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52 William Road, St. Leonards-On-Sea, TN38 8DF
Offers In Excess Of £240,000 Freehold

Nestled within William Road, this delightful two bedroom end terrace house presents an excellent opportunity for first-time buyers. The property boasts a well-designed layout with sea glimpses from the upper floors, featuring a welcoming reception room that flows seamlessly into a modernised kitchen. The kitchen is equipped with contemporary fittings and is complemented by an adjacent utility room, providing ample space for all your household needs. One of the standout features of this home is the extension to one side, which has created a lovely dining area, perfect for entertaining guests or enjoying family meals. The modern shower room adds a touch of luxury and convenience, ensuring that your daily routines are both comfortable and efficient. For those with vehicles, the property offers off-road parking for two vehicles, a valuable asset in this desirable location. The combination of modern amenities and practical living spaces makes this end terrace house an ideal choice for anyone looking to establish their first home. With its appealing features and convenient location, this property is sure to attract interest. Don't miss the chance to make this charming house your new home in St. Leonards-On-Sea.







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Floor 0

Approximate total area⁽¹⁾

71.4 m²
769 ft²

Reduced headroom

0.3 m²
3 ft²

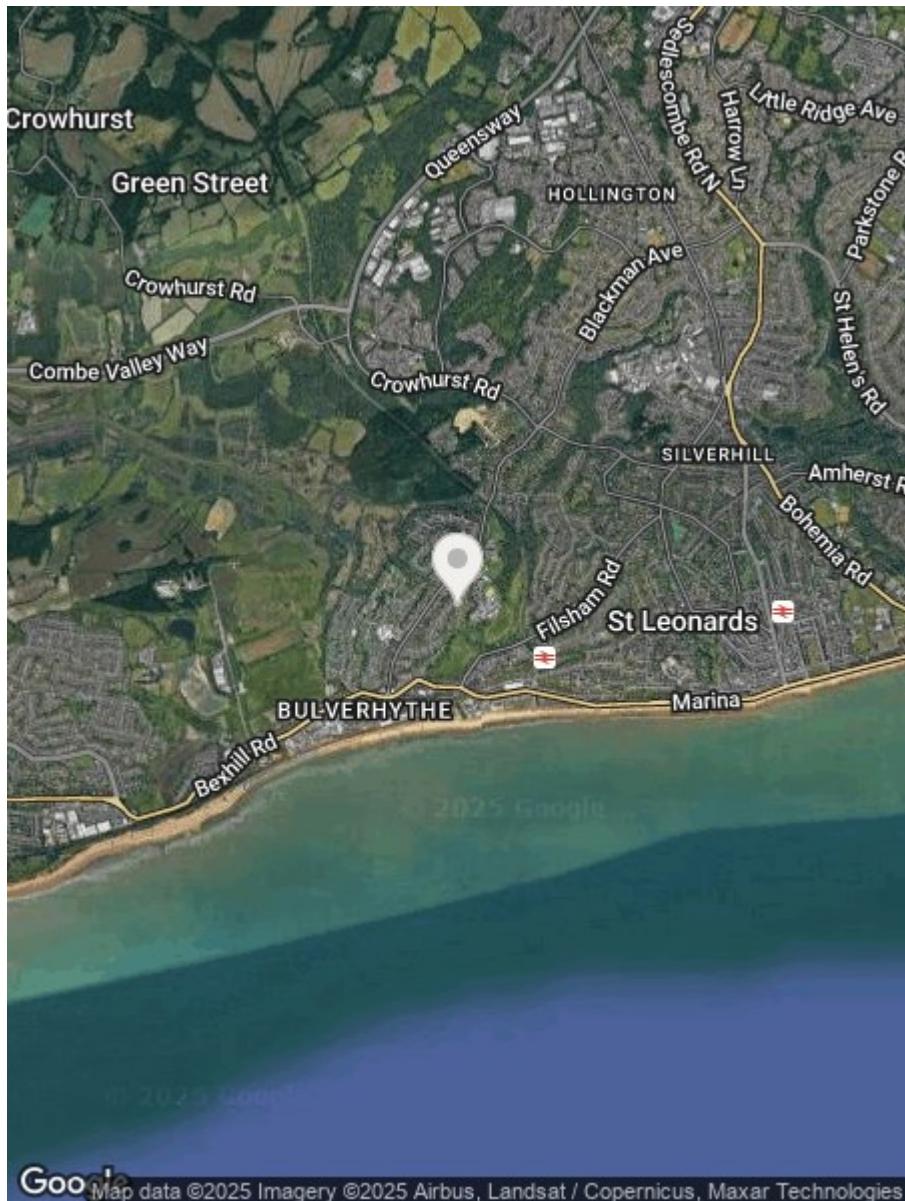


(1) Excluding balconies and terraces

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.



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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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