RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

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21 Drapers Way,
St. Leonards-On-Sea, East Sussex TN38 0XD
£215,000

This attractive semi-detached two bedroom house is found within this popular and much requested cul-de-sac with the advantage of allocated parking. The property offers double glazing, gas central heating and accommodation comprising entrance porch, main reception room, kitchen/diner, to the first floor two bedrooms and a bathroom/wc. Externally a large lawn garden to the front and a private low maintenance garden enclosed to the rear. The location is well served for local amenities within Silverhill and the property will appeal to a wide range of buyers. Early viewings are strongly encouraged.

Entrance Lobby
Leaded light upvc entrance door to front, laminate flooring, coat rack, connecting entrance through to:

Reception Room
14'8 x 13' (4.47m x 3.96m)
Double glazed window to front, radiator, laminate flooring, carpeted stairs rising to the first floor, understairs recess, coved ceiling, tv aerial point.

Kitchen/Diner
12'9 x 8'8 (3.89m x 2.64m)
Double glazed window to rear overlooking the garden double glazed door to rear providing access to the rear garden, ample space for table and chairs, comprehensive range of wooden matching wall and base units with work surfaces over, stainless steel sink unit with side drainer and mixer tap, space for cooker with extractor above, space for freestanding fridge and freezer, space and plumbing for washing machine, part tiled walls, coved ceiling, vinyl flooring, wall mounted Potterton boiler.

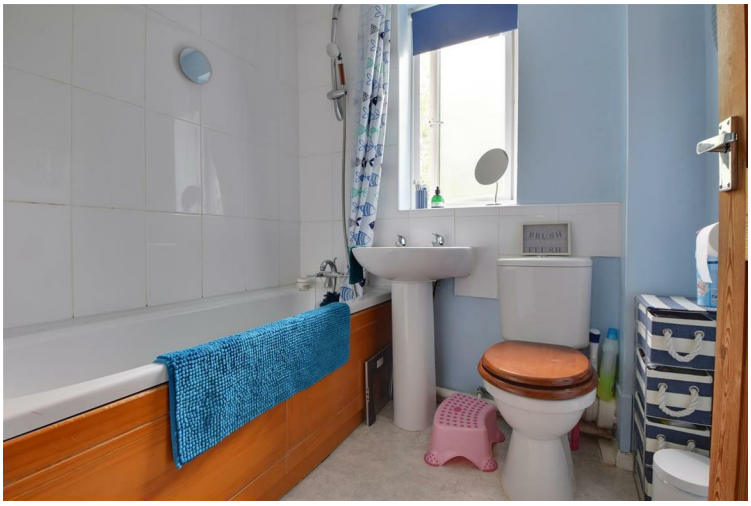
First Floor

Landing
Access to loft space, doors off to the following:

Bedroom One
13' x 10'2 (3.96m x 3.10m)
Two double glazed windows to front, radiator, carpet as laid, built in airing cupboard.

Bedroom Two
8'9 x 6'3 (2.67m x 1.91m)
Double glazed window to rear overlooking the garden, carpet as laid, radiator.

Bathroom/WC
6'3 x 5'6 (1.91m x 1.68m)
Double glazed opaque window to rear, panel enclosed bath with mixer tap and independent shower over with fitted shower curtain, pedestal wash hand basin, low level wc, part tiled walls, vinyl flooring, laddered heated towel rail.



Outside

Front Garden
A generous area of front garden which is in principle laid to lawn with pathway to the front door, further pathway leading to a gated side access leading through tot he rear garden.

Allocated Parking Space
One allocated parking space.

Rear Garden
Enjoying a private aspect with patio and decking to the immediate rear and side, area of astro turn, attractive flower bed borders, enclosed with close board timber fencing, shed to rear, outside tap and light.

Agents Note
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.

1ST FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 320 SQ.FT.
(29.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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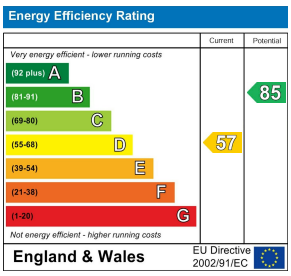

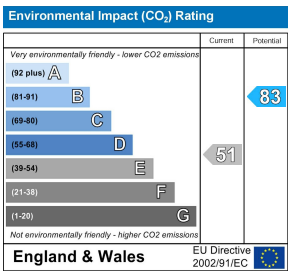

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