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**8 Ashbrook Road, St. Leonards-On-Sea, TN37 7EH  
£299,950 Freehold**

Nestled on the charming Ashbrook Road in St. Leonards-On-Sea, this delightful three-bedroom semi-detached house, dating back to the 1930s, presents a wonderful opportunity for those looking to create their dream home. With a spacious reception room that welcomes you upon entry, the property offers a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in. The three well-proportioned bedrooms provide ample space for rest and relaxation, making it an ideal setting for families or those seeking extra room for guests. The bathroom, while functional, is in need of modernisation, allowing you to personalise the space to your taste and style. One of the standout features of this property is the garage and driveway, providing convenient off-road parking and additional storage options. The potential for improvement throughout the house is significant, making it a perfect project for those with a vision for modern living. Being chain-free, this property offers a smooth transition for prospective buyers, allowing for a quicker move-in process. With its prime location in St. Leonards-On-Sea, you will enjoy the benefits of a friendly community, local amenities, and the beautiful coastline just a short distance away. This house is not just a property; it is a canvas awaiting your personal touch. Whether you are a first-time buyer or looking to invest in a family home, this semi-detached gem is brimming with potential and ready for its next chapter.







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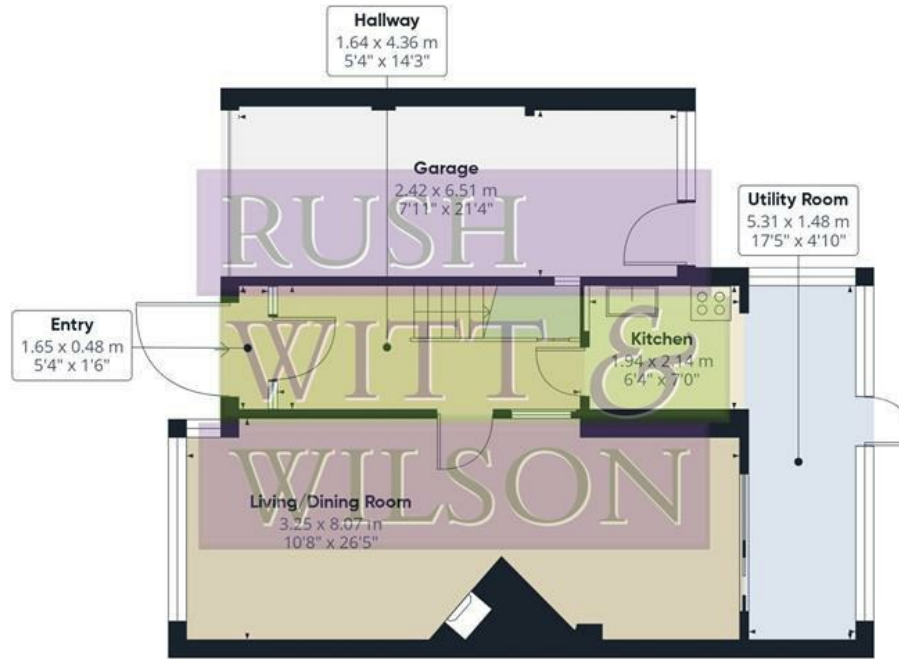
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Floor 0

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

96.8 m<sup>2</sup>

1042 ft<sup>2</sup>



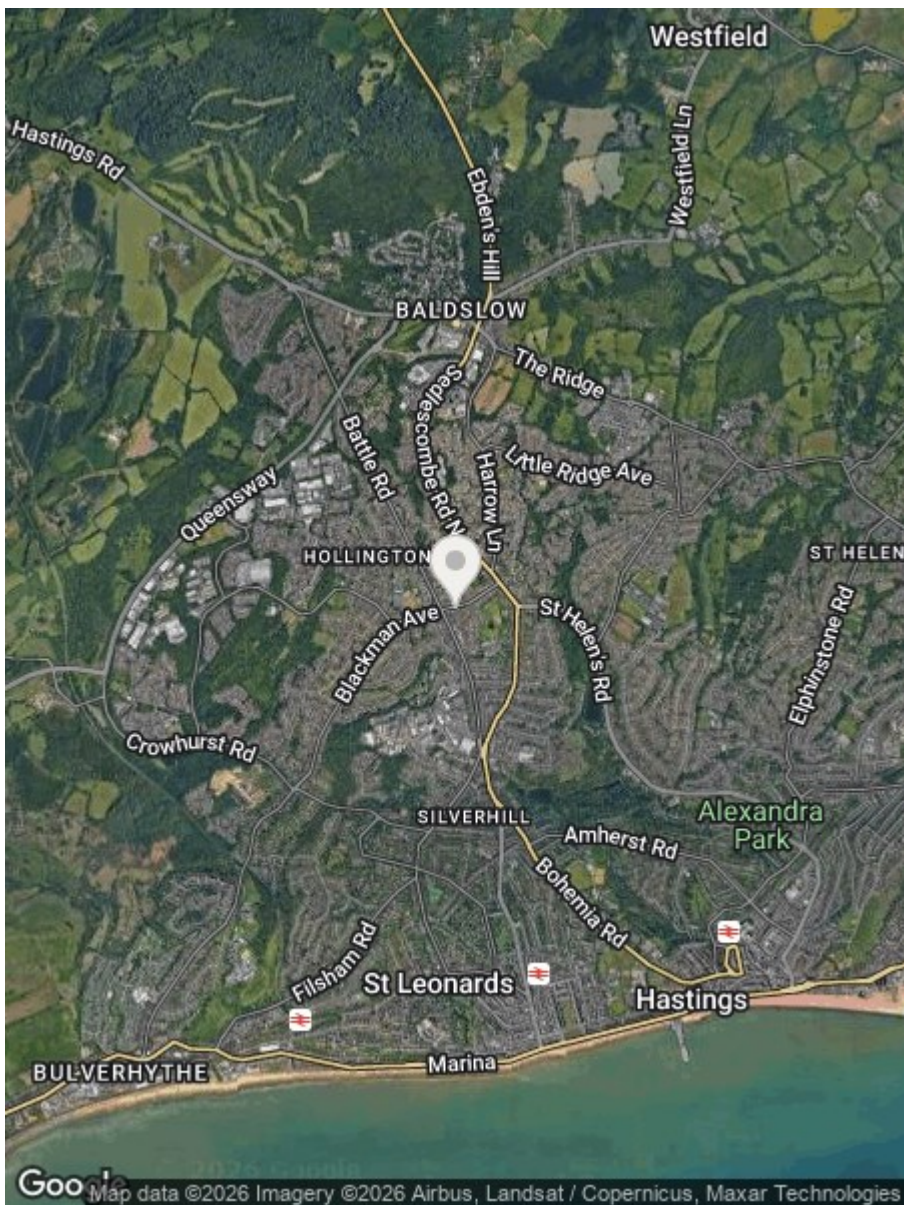
Floor 1





(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		
	62	73
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Council Tax Band - C

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.

Important Notice:

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