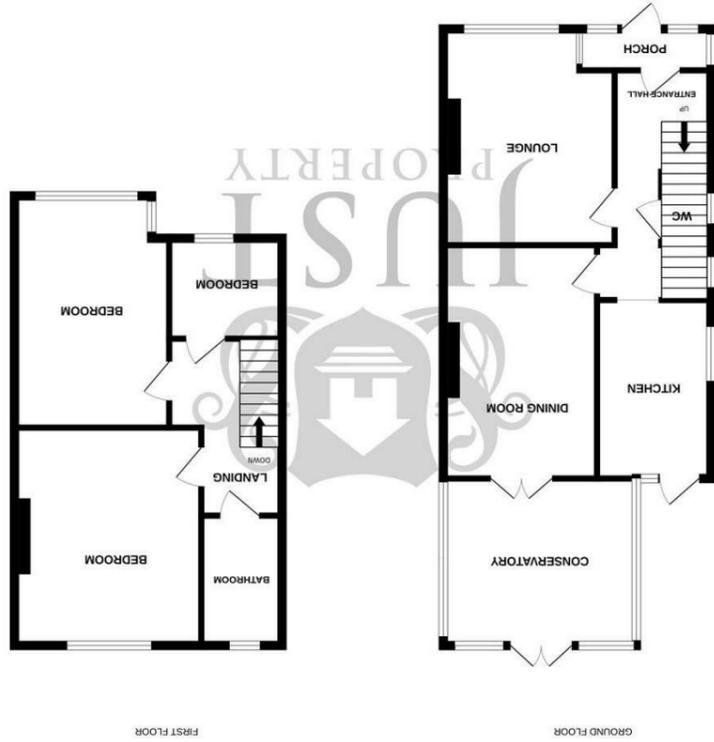


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	68
Potential	76



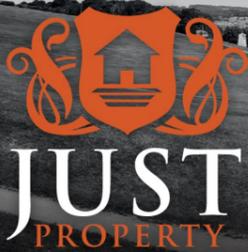
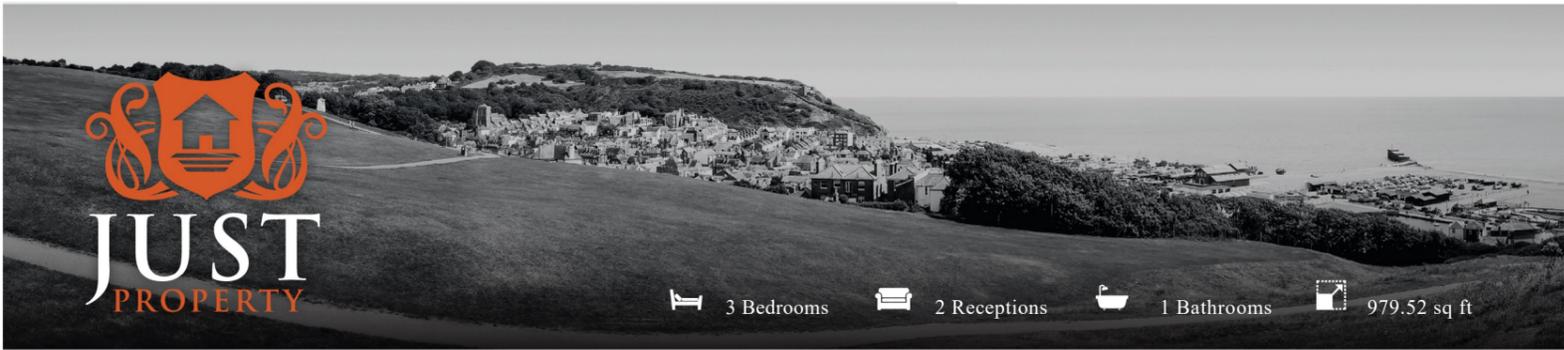
These plans have been prepared to show the general layout of the building and are not intended to be used for any other purpose. They are not to be used as a guide to the actual dimensions of the building and are not to be used as a guide to the actual layout of the building. The actual layout and dimensions of the building may vary from those shown on these plans. The actual layout and dimensions of the building may vary from those shown on these plans. The actual layout and dimensions of the building may vary from those shown on these plans.



186 Harrow Lane, St. Leonards-On-Sea, TN37 7JZ

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms    2 Receptions    1 Bathrooms    979.52 sq ft

Freehold

# £275,000

186 Harrow Lane, St. Leonards-On-Sea, TN37 7JZ





3 Bedrooms 2 Receptions 1 Bathrooms 979.52 sq ft

## PROPERTY DETAILS

### CHAIN FREE

Situated in the sought-after residential location of Harrow Lane, St Leonards, this three bedroom semi-detached family home offers generous living space, excellent transport connections and a convenient setting close to local amenities. The property is ideally placed near reliable bus routes, major transport links and the Conquest Hospital.

The property is entered via an entrance porch, leading into a welcoming entrance hall which connects to the principal reception rooms. To the front is a bright and spacious lounge, perfect for family relaxation, while to the rear sits a separate dining room, ideal for entertaining. The dining room also provides direct access to the conservatory, which enjoys views over the rear garden. A well-sized kitchen completes the ground floor accommodation, offering a practical layout with potential for modernisation.

On the first floor, the home features three well-proportioned bedrooms, including two doubles and a versatile single room, alongside a well-equipped family bathroom.

Externally, the property benefits from generous outdoor space, with off-road parking for several vehicles to the front and a private rear garden complete with a decked seating area, ideal for al fresco dining, entertaining or unwinding.

With its combination of spacious interiors, private parking and a desirable location close to schools, parks and other local amenities, this property represents an ideal family home and a fantastic opportunity.

Please contact Just Property to arrange access for this CHAIN FREE property.



## ROOM DIMENSIONS

Entrance Porch

Entrance Hall

Lounge  
13'0 x 10'9 (3.96m x 3.28m)

Dining Room  
14'0 x 10'0 (4.27m x 3.05m)

Conservatory  
12'5 x 10'7 (3.78m x 3.23m)

Kitchen  
11'2 x 7'6 (3.40m x 2.29m)

Downstairs WC

Stairs To First Floor Landing

Bedroom  
11'10 x 10'8 (3.61m x 3.25m)

Bedroom  
13'10 x 8'6 (4.22m x 2.59m)

Bedroom  
6'7 x 5'2 (2.01m x 1.57m)

Bathroom

Off-Road Parking

Rear Patio & Garden

## FEATURES

- CHAIN FREE
- Three Bedroom Semi-Detached Family Home
- Nearby Conquest Hospital & Transport Links
- Off-Road Parking For Multiple Vehicles
- Generous Garden
- Lounge & Separate Dining Room
- Fitted Kitchen
- Views Towards The Sea
- UPVC Double Glazing & Gas Central Heating
- Council Tax Band - C

