

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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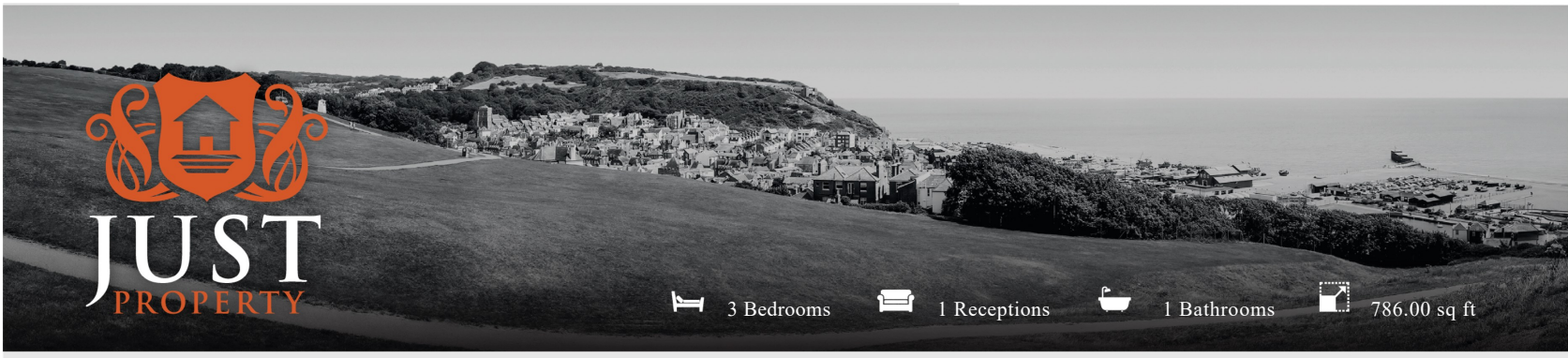
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	62
Potential	89



# FLOORPLANS

87 Quebec Road, St. Leonards-On-Sea, TN38 9HU

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3 Bedrooms | 1 Receptions | 1 Bathrooms | 786.00 sq ft

Freehold

# £239,950

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## PROPERTY DETAILS

Just Property are delighted to bring to the market this well-presented three bedroom older style terraced house, conveniently located within St Leonards, close to local schools, shops, amenities and transport links.

The accommodation is arranged over two floors and offers spacious and well-proportioned rooms throughout. To the ground floor there is an entrance hall, a bright and comfortable lounge/dining room, modern kitchen/breakfast room and a contemporary bathroom. To the first floor there are three good sized bedrooms together with a separate WC.

Further benefits include gas fired central heating and double glazing.

Externally, the property enjoys gardens to both the front and rear, with the rear garden being a particular feature. Beautifully landscaped and mainly laid to lawn, it also offers patio seating areas ideal for entertaining, outdoor dining or family use.

An ideal family home in a convenient location and viewing is highly recommended.



## ROOM DIMENSIONS

Front Door

Entrance Hallway

Lounge/ Dining Room  
14'9" x 13'1" (4.52 x 3.99)

Kitchen / Breakfast Room  
13'1" x 7'8" max (3.99 x 2.34 max)

Bathroom

Stairs To Landing

Bedroom  
17'5" x 9'6" max (5.31 x 2.92 max)

Bedroom  
11'8" x 10'9" (3.58 x 3.28)

Bedroom  
8'5" x 7'8" (2.57 x 2.34)

WC

Front Garden

Enclosed Rear Garden

## FEATURES

- Popular St Leonards Location
- Three Well Proportioned Bedrooms
- Enclosed Rear Garden
- Open Plan Lounge and Dining Room
- Downstairs Bathroom
- Seperate WC on First Floor
- Fitted Kitchen / Breakfast Room
- Mid-Terraced Property

