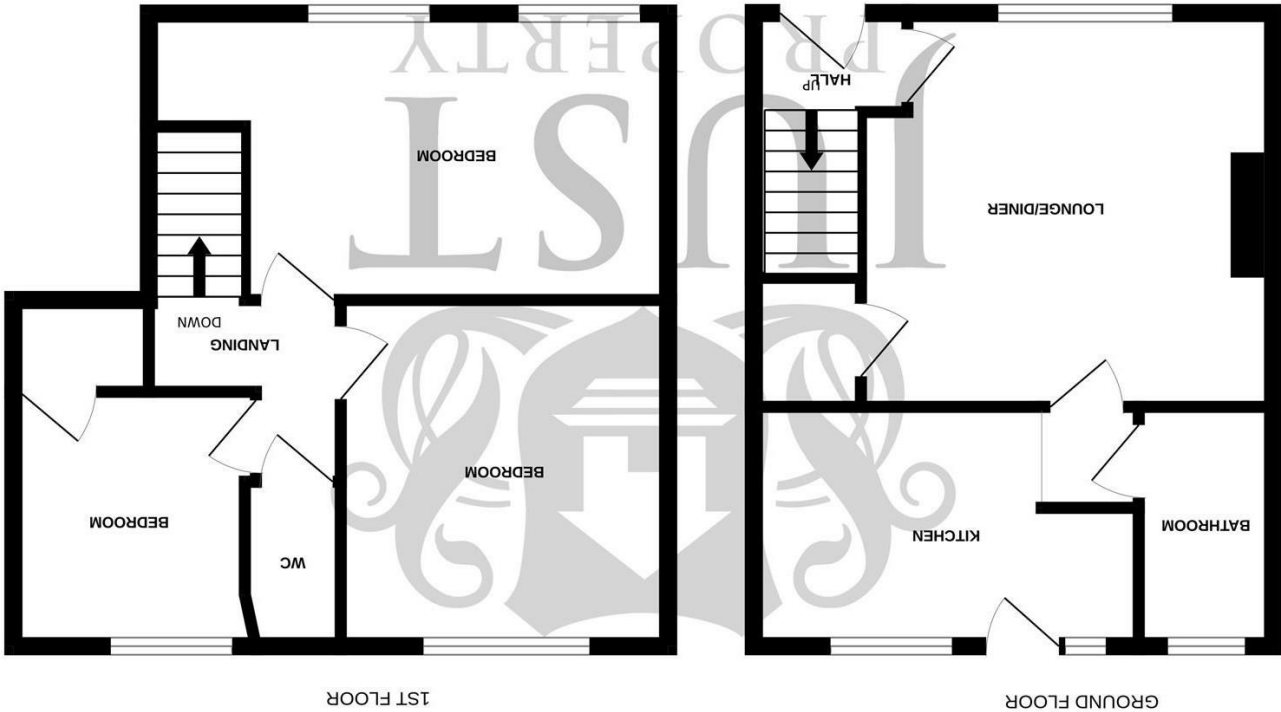




Energy Efficiency Rating	
A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	Very energy efficient - lower running costs
	Not energy efficient - higher running costs
	EU Directive 2002/91/EC
	England & Wales
	Current
	Potential
	70
	77



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 omission or misstatement. 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.

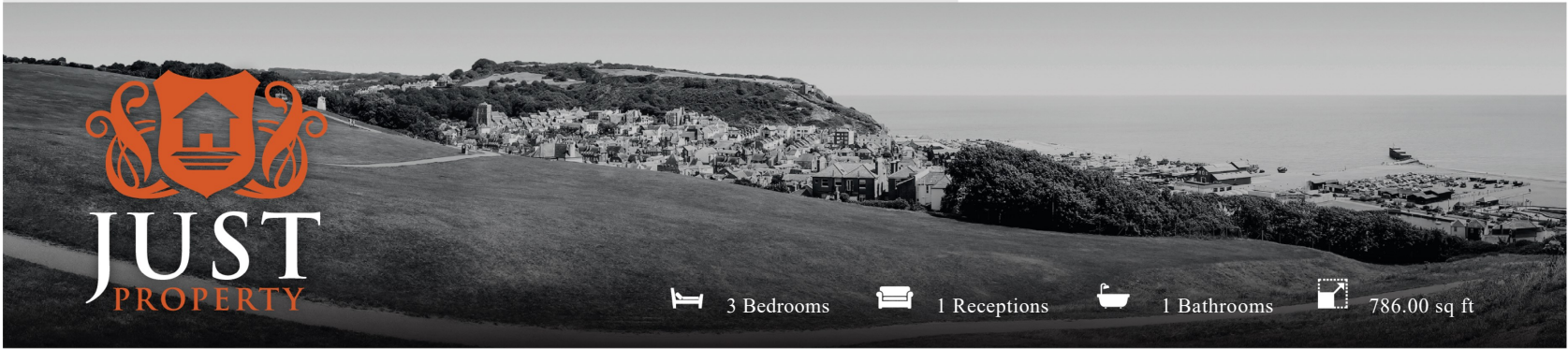
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FLOORPLANS

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

www.justproperty.net



3 Bedrooms 1 Receptions 1 Bathrooms 786.00 sq ft

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

Freehold

£239,950





Freehold

£239,950

3 Bedrooms 1 Receptions 1 Bathrooms 786.00 sq ft

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	Front Garden
Entrance Hallway	Enclosed Rear Garden
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	

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



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.