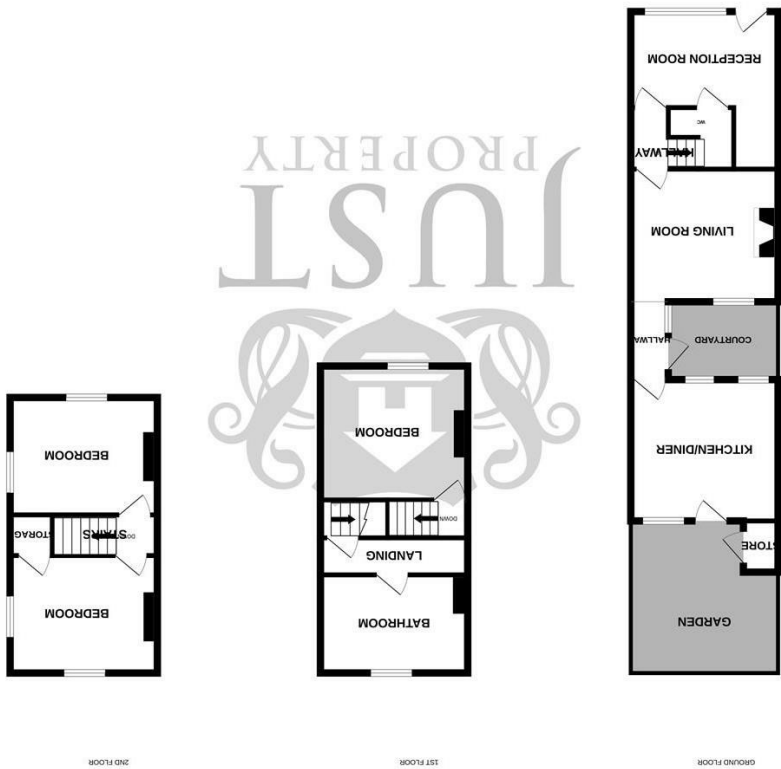




Energy Efficiency Rating		
EU Directive 2002/91/EC		
England & Wales		
Not energy efficient - higher running costs		
G (1-20)		
F (21-38)		
E (39-54)		
D (55-68)		
C (69-80)		
B (81-91)		
A (92 plus)		
Very energy efficient - lower running costs		
Potential	Current	

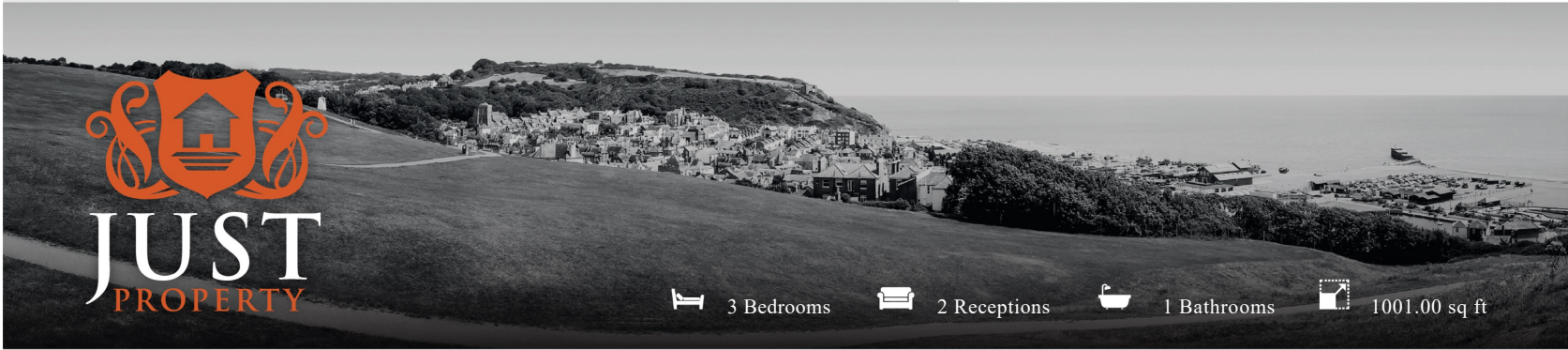
While every attempt has been made to ensure the accuracy of the foregoing information, measurements, calculations, drawings and other data are approximate and no responsibility is taken for any error or omission. The services, systems and appliances shown have been tested and no guarantee is given as to their condition or efficiency. The plan is to be used as a guide only and not as a basis for any decision or action. The plan is to be used as a guide only and not as a basis for any decision or action.



118 Bohemia Road, St. Leonards-On-Sea, TN37 6RP

FLOORPLANS

www.justproperty.net



118 Bohemia Road, St. Leonards-On-Sea, TN37 6RP

Freehold

£259,950





Freehold

£259,950



ROOM DIMENSIONS

Front Door	Bedroom
Reception / Salon	11'10" x 9'5" (3.61 x 2.88)
12'8" x 11'10" (3.87 x 3.61)	Bedroom
WC	11'10" x 9'5" (3.61 x 2.89)
Inner Hallway	Courtyard Garden
Living Room	Rear Garden with side access
11'10" x 10'8" (3.61 x 3.26)	
Kitchen / Dining Room	
Garden Store	
Stairs To Landing	
Bedroom	
11'10" x 10'9" (3.61 x 3.28)	
Bathroom	
11'10" x 9'8" (3.61 x 2.95)	
Stairs To	

FEATURES

- Fantastic Three Storey House
- Close to Alexandra Park
- Close to Local Shops, Schools and Buses
- Courtyard and Rear Garden
- Many Oringal Features
- Really Tastefully Presented
- Three Double Bedrooms
- Two Reception Rooms
- Possible WFH Space



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.