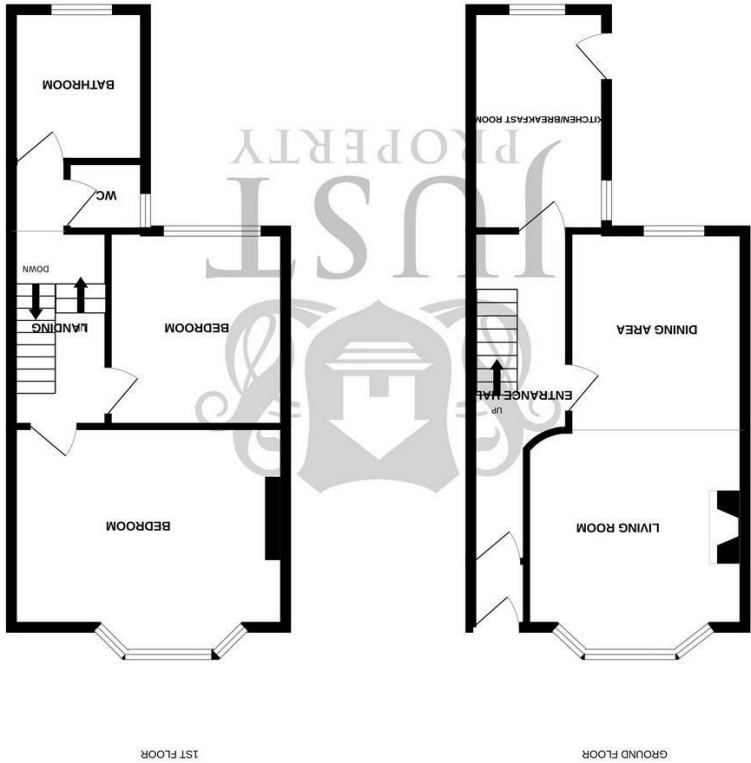
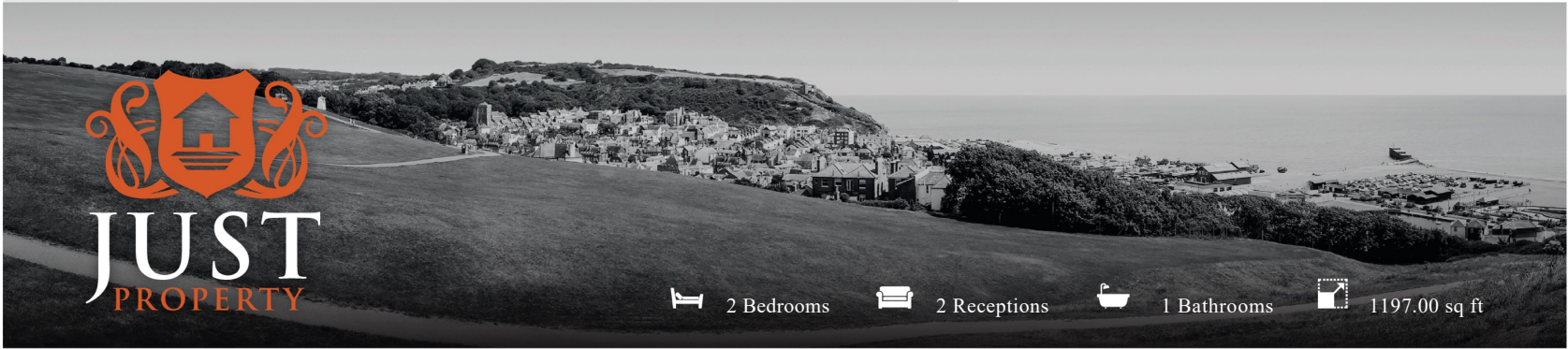




England & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating	Current	Potential
	Very energy efficient - lower running costs	
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



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2 Bedrooms 2 Receptions 1 Bathrooms 1197.00 sq ft

51 Alma Terrace, St. Leonards-On-Sea, TN37 6QT

Freehold

£350,000





Freehold

£350,000



2 Bedrooms

2 Receptions

1 Bathrooms

1197.00 sq ft

PROPERTY DETAILS

Ideally situated within easy reach of local shops, supermarkets, well-regarded schools and the seafront, the property also enjoys convenient access to Hastings, Bexhill-on-Sea, Battle and Rye, making it perfectly suited to first-time buyers, investors or those seeking a project in a popular residential location.

The accommodation begins with an entrance hall leading through to a spacious bay-fronted living room, whilst a separate dining room provides an ideal space for entertaining and family dining. To the rear is a kitchen/breakfast room with access to the garden, offering exciting scope for improvement and reconfiguration, subject to any necessary consents.

To the first floor are two well-proportioned double bedrooms together with a bathroom and separate WC. Although the property would now benefit from a programme of modernisation, it offers tremendous potential to create a wonderful home whilst retaining the character and proportions synonymous with homes of this period.

Externally, the property enjoys an enclosed rear garden and benefits from the rare advantage of an off-road parking space located opposite the property, providing valuable convenience in this sought-after area.

The property further benefits from gas central heating and is offered with enormous scope for enhancement. We are delighted to represent this charming home and viewing is highly recommended through the vendors' sole agents, Just Property.

ROOM DIMENSIONS

Front Door	Separate W.C
Entrance Porch	100ft Rear Garden
Hallway	Front Garden
Bay Fronted Living Room 14'6" x 12'1" (4.43 x 3.70)	Off Road Parking
Dinning Room 11'1" x 10'4" (3.40 x 3.17)	
Kitchen 11'7" x 8'0" (3.54 x 2.46)	
Stairs to Landing	
Bedroom 15'7" x 11'6" (4.77 x 3.52)	
Bedroom 11'1" x 10'5" (3.40 x 3.19)	
Bathroom 8'7" x 7'9" (2.63 x 2.37)	

FEATURES

- Attractive two-bedroom period terraced home
- Spacious bay-fronted living room
- Separate dining room
- Kitchen/breakfast room
- In need of modernisation throughout
- Bathroom with separate WC
- Enclosed rear garden
- Valuable off-road parking space opposite the property
- Walking distance to local amenities, schools and the seafront
- Fantastic opportunity to improve and add value



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.