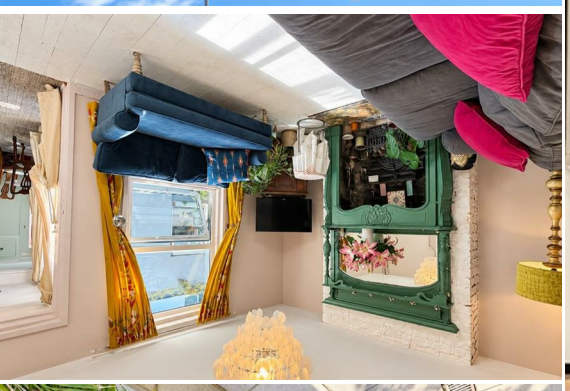
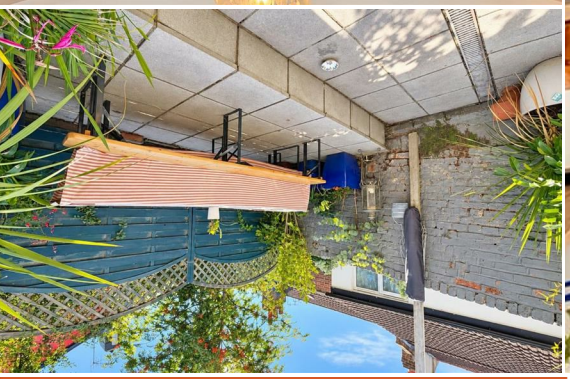








118 Bohemia Road, St. Leonards-On-Sea, TN37 6RP

£259,950

Freehold

3 Bedrooms | 2 Receptions | 1 Bathrooms | 1001.00 sq ft

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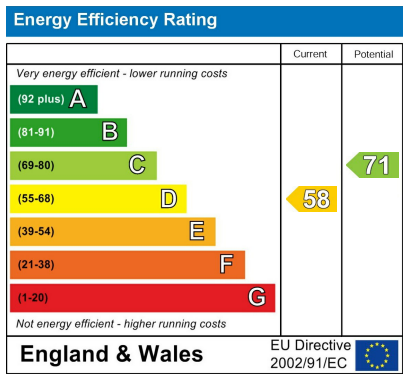


FLOORPLANS

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



JUST PROPERTY



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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Freehold

£259,950

3 Bedrooms | 2 Receptions | 1 Bathrooms | 1001.00 sq ft









PROPERTY DETAILS

An attractive THREE BEDROOM, THREE STOREY HOUSE, ideally positioned close to Alexandra Park and within easy walking distance of local shops, schools and transport links.

The accommodation is arranged over three floors and offers a good degree of flexibility. On the ground floor, the front reception room is currently used as a home office, providing a useful space for those working from home, while further along the hallway is the main living room with a feature fireplace creating a comfortable focal point.

The kitchen is positioned at the rear and has been fitted with a good range of storage units and work surfaces, with plenty of space for a dining table. There is also a separate WC on this floor.

The three double bedrooms are arranged across the first and second floors, giving the house a good balance of living and bedroom space. The family bathroom is located on the first floor and has a bath with shower and screen over.

Outside, there is a courtyard garden which provides an easy-to-manage space for sitting out and enjoying the warmer months, together with a further small courtyard area accessed from the hallway.

The property also benefits from a large cellar, offering useful additional storage.

With Alexandra Park close by and everyday amenities, schools and transport links all within easy reach, this is a home that offers a practical layout and a convenient setting for family life.

ROOM DIMENSIONS

Front Door

Reception / Salon
12'8" x 11'10" (3.87 x 3.61)

WC

Inner Hallway

Living Room
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

Bedroom
11'10" x 9'5" (3.61 x 2.88)

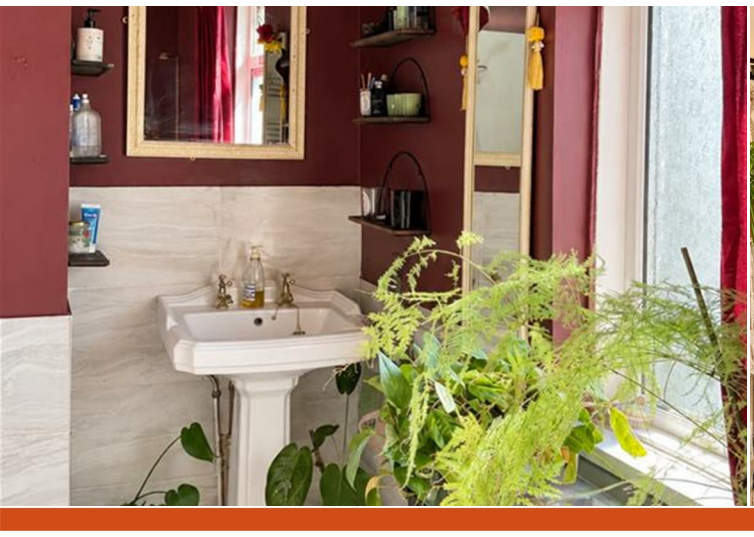
Bedroom
11'10" x 9'5" (3.61 x 2.89)

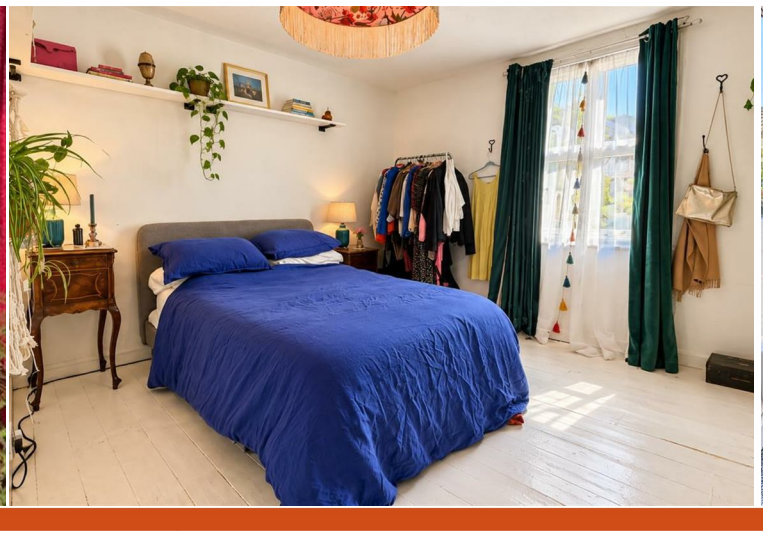
Courtyard Garden

Rear Garden with side access

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.