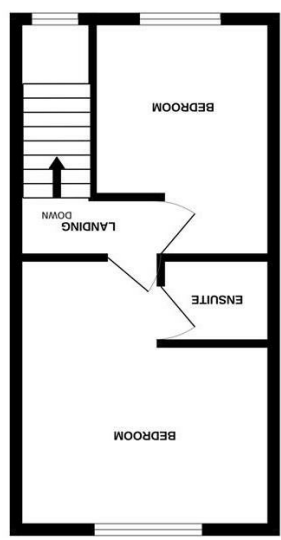
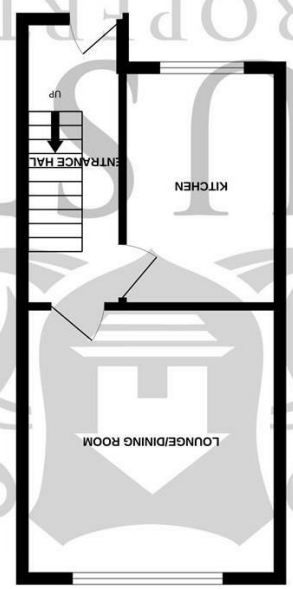


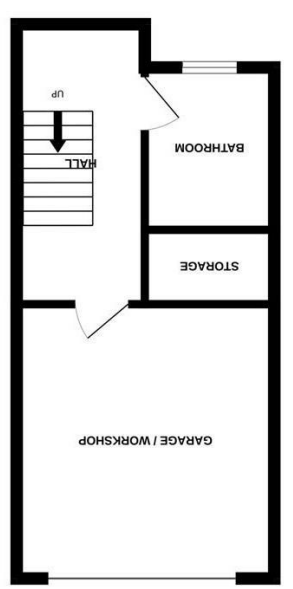
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	64
Potential	86



1ST FLOOR



GROUND FLOOR



LOWER FLOOR

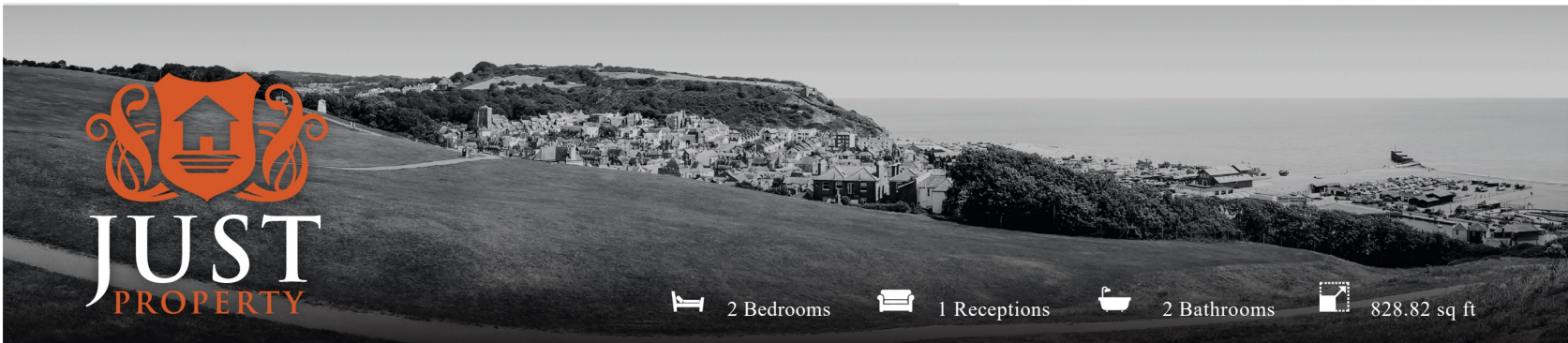
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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48 Battle Road, St. Leonards-On-Sea, TN37 7AE

FLOORPLANS

www.justproperty.net



2 Bedrooms | 1 Receptions | 2 Bathrooms | 828.82 sq ft

Freehold

£259,950

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Freehold

£259,950

2 Bedrooms 1 Receptions 2 Bathrooms 828.82 sq ft

PROPERTY DETAILS

A very well presented and generously proportioned two double bedroom three-storey townhouse, situated in the popular Battle Road area of St Leonards.

Ideally located for easy access to local bus routes, supermarkets, schools, and everyday amenities, the property offers convenient and well-connected living in a sought-after residential area.

The accommodation is arranged over three floors and begins with a welcoming entrance hall leading into a bright open-plan lounge and dining area, creating an excellent space for both relaxing and entertaining. There is also a separate fitted kitchen with a range of built-in appliances.

On the first floor, there are two spacious double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. The lower ground floor provides a useful entrance hall with storage space, a family bathroom, and airing cupboard, along with access to an integral garage/workshop measuring in excess of 4m, offering excellent versatility.

Further benefits include a well-balanced layout and practical storage throughout, making this an ideal home for a range of buyers.

Viewing is highly recommended via the vendor's sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Hallway

Living Room
13'5" x 12'2" (4.11 x 3.71)

Kitchen
11'6" x 5'8" (3.51 x 1.75)

Stairs To First Floor Landing

Principle Bedroom
12'4" x 12'2" (3.76 x 3.71)

En-Suite Shower Room

Bedroom
11'6" x 8'5" (3.53 x 2.59)

Stairs Down To Lower Ground Floor

Bathroom

Integral Garage
15'5" x 12'0" (4.72 x 3.68)

FEATURES

- Modern Townhouse
- Popular Battle Road Area of St Leonards
- Two Double Bedrooms
- Integral Large Garage / Workshop
- Arranged over Three Floors
- En Suite To Principle Bedroom
- Open Plan Lounge / Dining Room
- UPVc Triple Glazing

