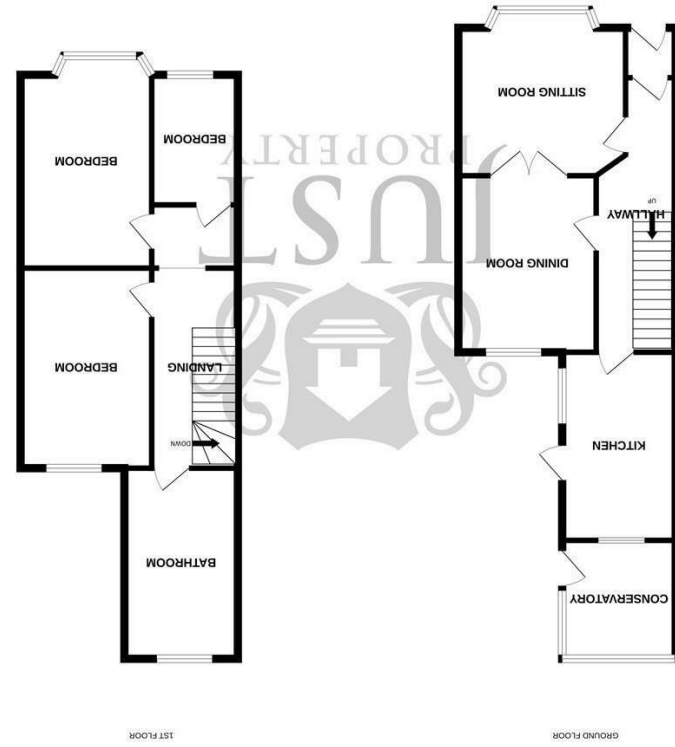


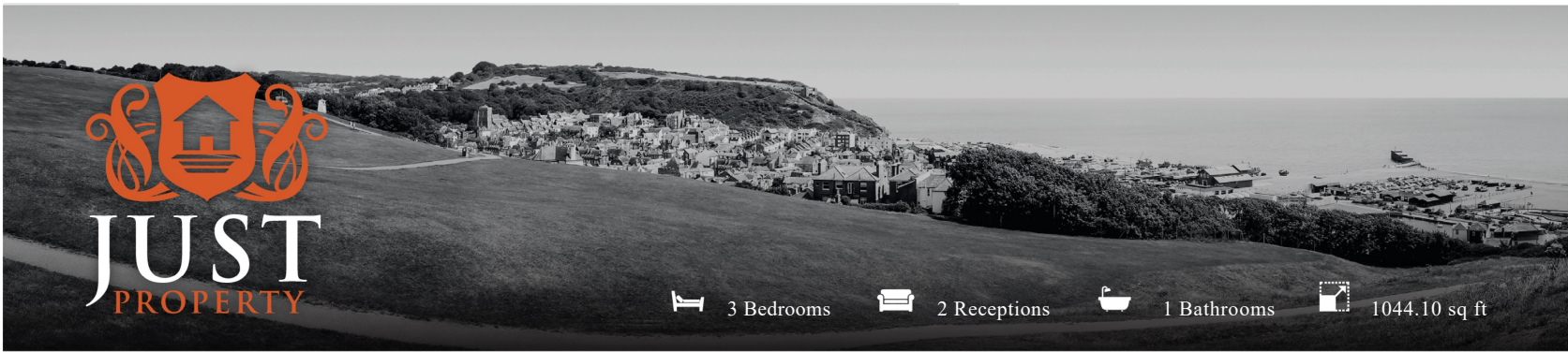
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	63
Potential	82



# FLOORPLANS

12 York Road, St. Leonards-On-Sea, TN37 6PU

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms   2 Receptions   1 Bathrooms   1044.10 sq ft

12 York Road, St. Leonards-On-Sea, TN37 6PU

Freehold

# £273,500





Freehold

£273,500

3 Bedrooms 2 Receptions 1 Bathrooms 1044.10 sq ft

## PROPERTY DETAILS

Just Property are delighted to bring to the market this attractive Victorian bay-fronted three-bedroom terraced house, ideally situated on a sought-after road within the popular Silverhill area of St Leonards.

The property benefits from a courtyard-style rear garden, gas central heating and double glazing throughout, offering comfortable and well-presented accommodation arranged over two floors.

Internally, the ground floor comprises a welcoming entrance hall leading through to a bright and spacious bay-fronted lounge leading into a separate dining room, alongside a fitted kitchen. In addition, there is a sun room, accessed externally, providing a useful extra space.

To the first floor, there are three well-proportioned bedrooms and a generously sized family bathroom featuring both a bath and separate shower.

Conveniently located, the property is within easy reach of local shops and amenities in Silverhill, as well as well-regarded schools. Alexandra Park is also within walking distance, offering excellent outdoor space.

Early viewing is highly recommended—please contact the owners' agents, Just Property on 01424 444100 to arrange your appointment.



## ROOM DIMENSIONS

Front Door

Entrance Vestibule

Entrance Hall

Sitting Room  
15'3" x 11'9" (4.66 x 3.60)

Dining Room  
12'10" x 9'5" (3.92 x 2.89)

Kitchen  
13'6" x 7'10" (4.14 x 2.39)

Conservatory  
8'9" x 8'6" (2.69 x 2.60)

Stairs To First Floor Landing

Bedroom  
15'9" x 9'4" (4.82 x 2.85)

Bedroom  
12'5" x 9'4" (3.80 x 2.85)

Bedroom  
9'4" x 5'11" (2.86 x 1.82)

Bath & Shower Room

Small Front Garden

Rear Garden

## FEATURES

- Great Victorian Terraced House
- Spacious & Well Proportioned
- Three Bedrooms
- Two Reception Rooms
- Popular Residential Location
- Close to Schools , Shops and Park
- Rear Garden with Rear Access
- Rear Conservatory

