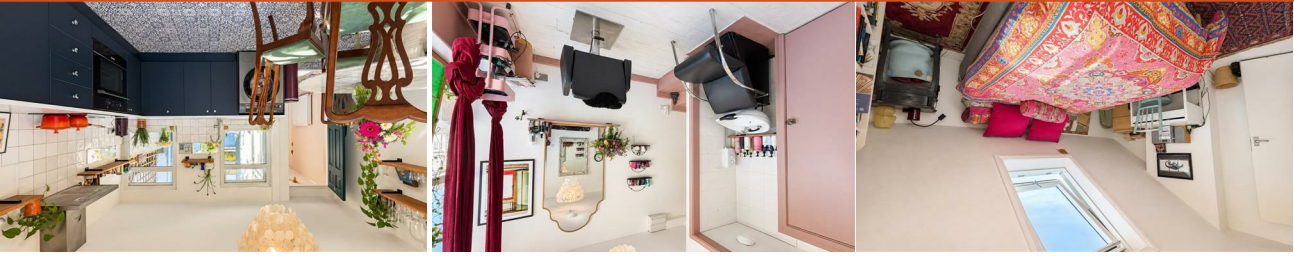
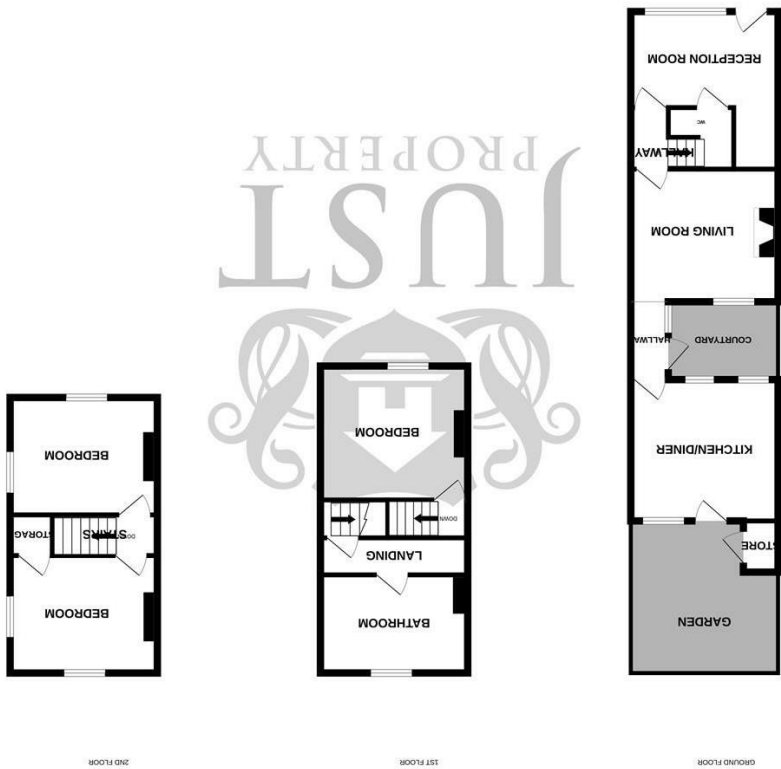
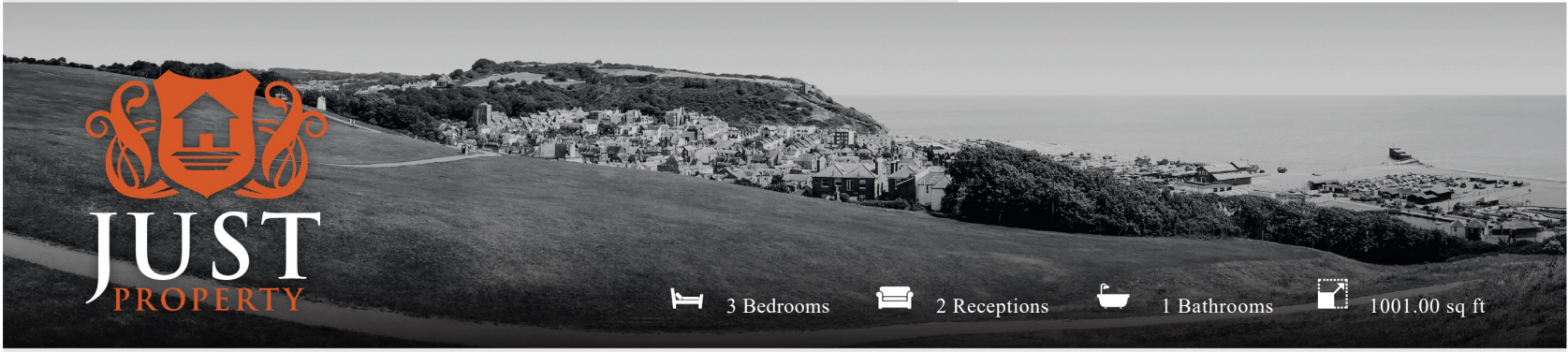




Energy Efficiency Rating			
EU Directive 2002/91/EC			
 71	 58	Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
		England & Wales	



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3 Bedrooms 2 Receptions 1 Bathrooms 1001.00 sq ft

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

Freehold

£259,950





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	Bedroom 11'10" x 9'5" (3.61 x 2.88)
Reception / Salon 12'8" x 11'10" (3.87 x 3.61)	Bedroom 11'10" x 9'5" (3.61 x 2.89)
WC	Courtyard Garden
Inner Hallway	Rear Garden with side access
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	

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

