



## 00 Tower Road, St. Leonards-On-Sea, TN37 6JE Offers in excess of £330,000

\*\* TOWN HOUSE OF APPROX 2700 SQ FT \*\*

Located in the popular seaside resort of St Leonards on Sea which is a popular town on the south coast of England lies this spacious town house. Set on four floors this home offers plenty of space and in our opinion a sound investment.

The town enjoys plenty of leisure facilities and beaches, along with plenty of shops, supermarkets, schools, bars, restaurants and the railway station providing access for those who wish to commute beyond.

This home will require updating and the accommodation on offer briefly consists: BASEMENT FLOOR: Kitchen with base and wall units, hallway and storage rooms. GROUND FLOOR: three reception rooms and stairs to the FIRST FLOOR: lounge, dining room, fitted kitchen and bathroom. Stairs then lead to the SECOND FLOOR: three spacious bedrooms, master with en-suite shower.

Outside is a court garden to the rear.

This property has the potential for further development/alterations \*Subject to necessary planning permission

The home also benefits from Solar panels.



## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: 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 is 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.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note 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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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