



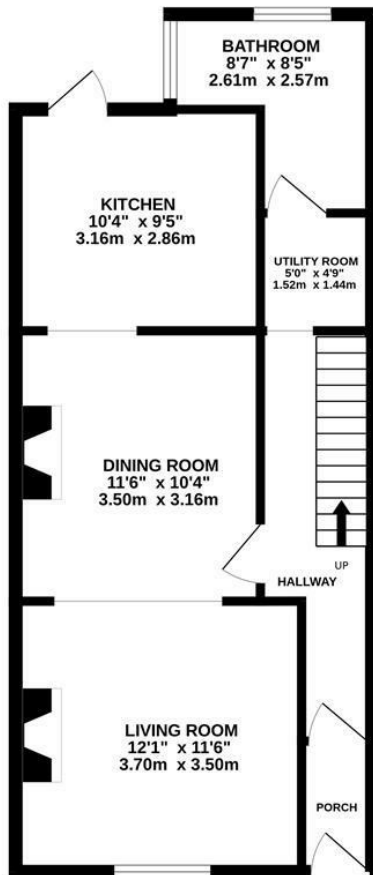
Newgate Road, St. Leonards-On-Sea TN37 6SA

Offers in excess of £270,000

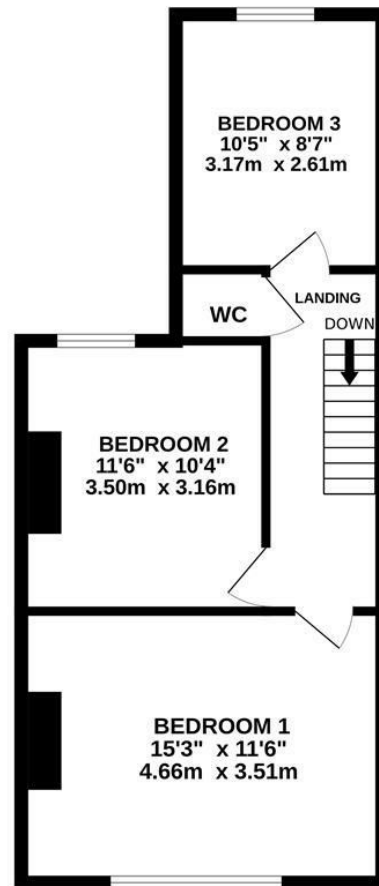


A spacious THREE BEDROOM TERRACE FAMILY HOME situated in a sought after location in the Bohemia Quarter within immediate reach of local shops on Bohemia Road, good primary schools and Alexandra Park. It's equidistant to Hastings Town centre and the hub of St. Leonards On Sea offering additional shopping and leisure facilities along with two mainline railway stations making this home perfectly placed for family life. The accommodation enjoys GENEROUS PROPORTIONS throughout with the ground floor comprising of a VERSATILE OPEN PLAN LIVING/DINING SPACE which leads through to the CONTEMPORARY KITCHEN. There is a FAMILY BATHROOM with bath and shower over, at the rear of the property together with a HANDY UTILITY ROOM. The three DOUBLE BEDROOMS are positioned on the first floor together with a SEPARATE WC. There is also access to the ADDITIONAL LOFT ROOM which features a Velux window. Externally the property enjoys a rear garden with an area of decking providing the perfect spot to DINE AL-FRESCO followed by an EXPANSE OF LAWN. Set in a convenient location, this fantastic property would make the perfect FIRST TIME HOME and is not one to be missed.

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

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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