



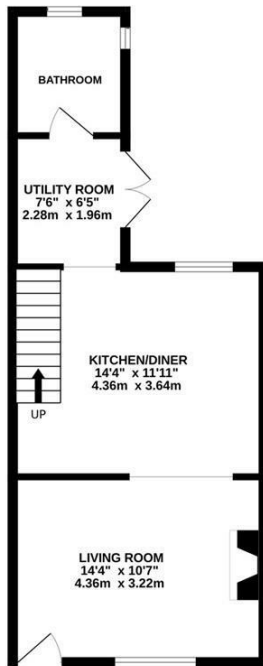
Newgate Road, St. Leonards-On-Sea TN37 6SB

Offers in excess of £265,000

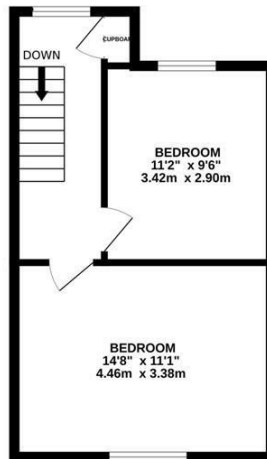


A well presented two bedroom TERRACED FAMILY HOME situated in a sought after location in the Bohemia Quarter within immediate reach of local shops on Bohemia Road, good primary schools and Alexandra Park. It's equidistant to Hastings Town centre and the hub of St. Leonards On Sea offering additional shopping and leisure facilities along with two mainline railway stations making this home perfectly placed for family life. The accommodation here is arranged as a BRIGHT LIVING ROOM positioned at the front of the property enjoying a WOOD BURNING STOVE and is open to the MODERN FITTED KITCHEN offering ample storage space and plenty of room for a dining table. To the rear of the property there is a UTILITY ROOM benefitting from access to the garden along with a family bathroom where there is a bath with shower and screen over. The first floor houses TWO DOUBLE BEDROOMS and there is also access to the ADDITIONAL LOFT ROOM which features a Velux window. Externally there is an area of patio 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.

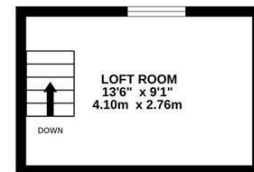
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



LOFT FLOOR
122 sq.ft. (11.3 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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