



HOME + CASTLE
ESTATE AGENTS

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Old Harrow Road, St Leonards-On-Sea, TN37 7EG

3 Bedroom, 2 Receptions, Semi Detached House - CHAIN FREE

Home+Castle are pleased to advertise this CHAIN FREE, 3 Bedroom, 2 Reception, semi-detached property close to local shops, schools and just a short walk to Alexandra Park. Key features of the property are a 100' south facing rear garden, off-road parking, gas central heating and double glazing.

FOR SALE

£290,000

Front of Property

Pathway and drive way leading to front porch. Garden laid to lawn with a variety of mature shrubs and hedges. Side gate to rear of property.

Entrance Porch 8' max x 4'5" (2.44m max x 1.35m)

Double glazed windows to front & sides. Carpet.

Hallway 14'2" x 4'8" (4.32m x 1.42m)

Carpet, pendant light, power points, BT point, understairs cupboard, opaque double glazed window to side of property.

Living Room 15'4" max x 11'4" (4.67m max x 3.45m)

Feature fireplace with gas fire inset (untested), radiator, power points, pendant light, carpet and double glazed bay window to front of property.

Dining Room 16'2" x 11'4" (4.93m x 3.45m)

Radiator, pendant light, power points, full height double glazed window with sliding door to patio and garden.

Kitchen 12' x 7'11" (3.66m x 2.41m)

Wall cupboards, base units, worktops, power points, gas hob, electric oven, under counter fridge (included), under counter freezer (included), washing machine (included), wall mounted Glow Worm gas boiler and fluorescent tube lighting. Double glazed window and door to patio and garden. Vinyl flooring.

Cloakroom 4'7" x 2'9" (1.40m x 0.84m)

WC, radiator, vinyl flooring and opaque double glazed window to side of property.

Stairs from Hallway to 1st Floor

Carpet plus opaque double glazed window to side of property at top of stairs.

Landing

Carpet, pendant light and hatch to loft.

Bedroom 1 (Rear) 12'3" x 11'4" (3.73m x 3.45m)

Radiator, pendant light, power points and carpet. Full height double glazed window and sliding door overlooking rear garden.

Bedroom 2 (Front) 12'3" x 11'4" (3.73m x 3.45m)

Radiator, power points, pendant light, carpet and double glazed window to front of property.

Bedroom 3 8'10" x 7'11" (2.69m x 2.41m)

Radiator, pendant light, power points and feature windows to front and side of property.

Bathroom 8'7" x 7'10" (2.62m x 2.39m)

Bath, basin, WC, radiator, ceiling light, towel rail, airing cupboard and carpet. Opaque double glazed window to rear of property and one to the side.

Rear of Property

Patio area 24' x 10'10", south facing garden approx 100' x 24' which is mostly laid to lawn with mature hedging to all sides plus trees, shrubs and garden shed. 2nd west facing patio area on the left currently overgrown by hedging. Outside tap and light.

Additional Information

Council Tax Band - C

Energy Performance Rating - D

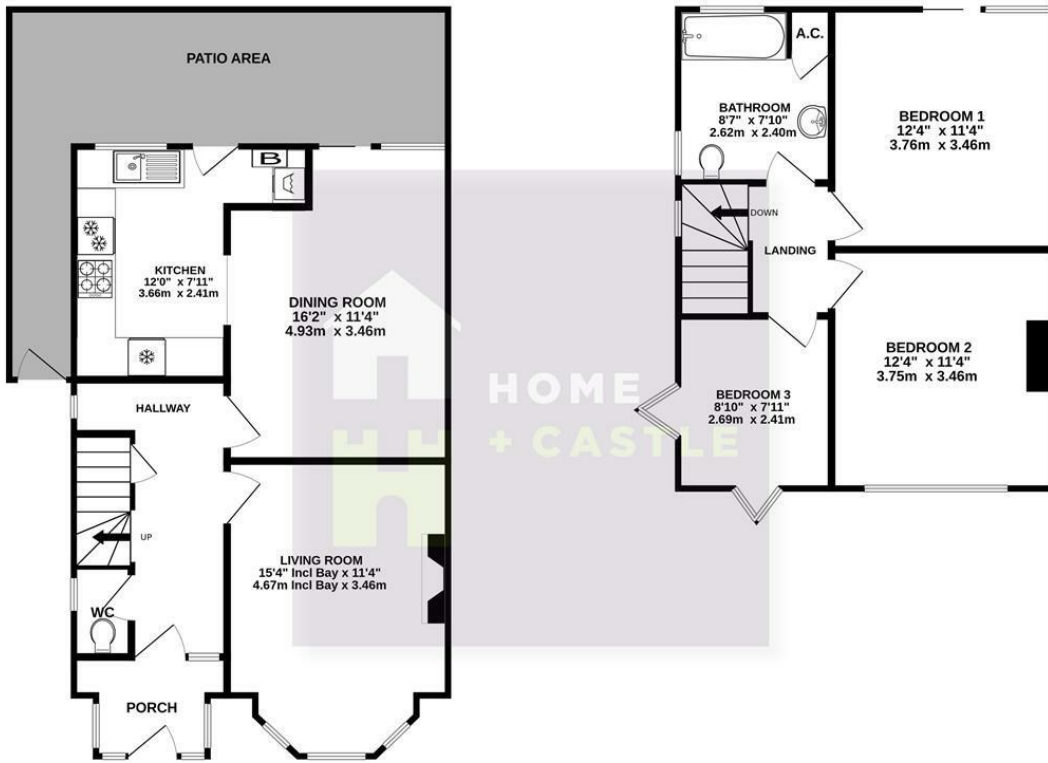
Dimensions

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.

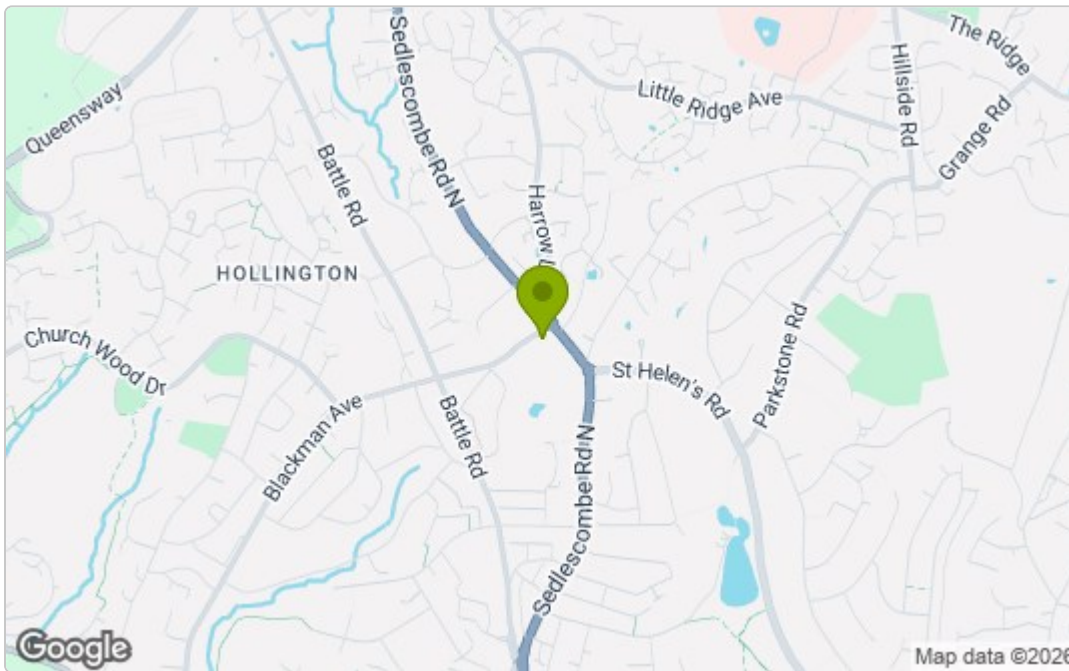


3 BEDROOM SEMI DETACHED HOUSE

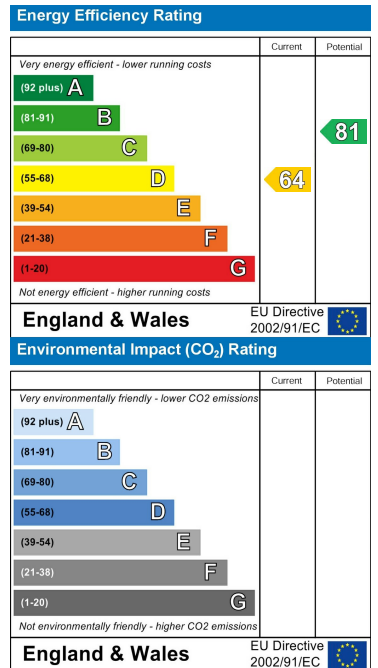
TOTAL FLOOR AREA : 1052 sq.ft. (97.7 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.