



OAKFIELD



Oxford Road, St. Leonards, TN38 9ER

Price Guide £285,000



## Oxford Road, St. Leonards, TN38 9ER

3-Bedroom House in St Leonards-on-Sea

Situated on Oxford Road in St Leonards-on-Sea, this 3-bedroom, two-reception-room home is perfectly positioned close to local shops, cafes, and other amenities, making it an ideal choice for first-time buyers or families.

The property offers a driveway and a private, west-facing rear garden, perfect for relaxing or entertaining in the sunshine. Inside, the ground floor comprises a spacious lounge with direct access to the garden, a second reception room, a fitted kitchen, and a convenient downstairs WC. Upstairs, you'll find three good-sized bedrooms, ample storage, and a bathroom, providing plenty of space for family living.

St Leonards-on-Sea is a vibrant coastal town known for its beautiful seafront, charming pier, and eclectic mix of independent shops, cafes, and restaurants. The town offers a strong sense of community, leisure facilities, and excellent schools, making it a great place for families. Excellent transport links, including nearby rail connections, provide easy access to Hastings, Eastbourne, and London, making it equally attractive to professionals seeking a coastal lifestyle.

This property combines comfortable, practical living with a fantastic location, offering everything you need to enjoy the best of St Leonards-on-Sea.





### Living Room

13'1" x 12'6" (3.99m x 3.81m)

### Dining Room

11'10" x 9'2" (3.61m x 2.79m)

### Kitchen

10'6" x 9'10" (3.20m x 3.00m)

### Bedroom One

13'9" x 12'6" (4.19m x 3.81m)

### Bedroom Two

11'10" x 8'2" (3.61m x 2.49m)

### Bedroom Three

10'2" x 9'2" (3.10m x 2.80m)

### Bathroom

### WC

Council Tax Band B - £2,081.78 Per Annum



## Floor Plan

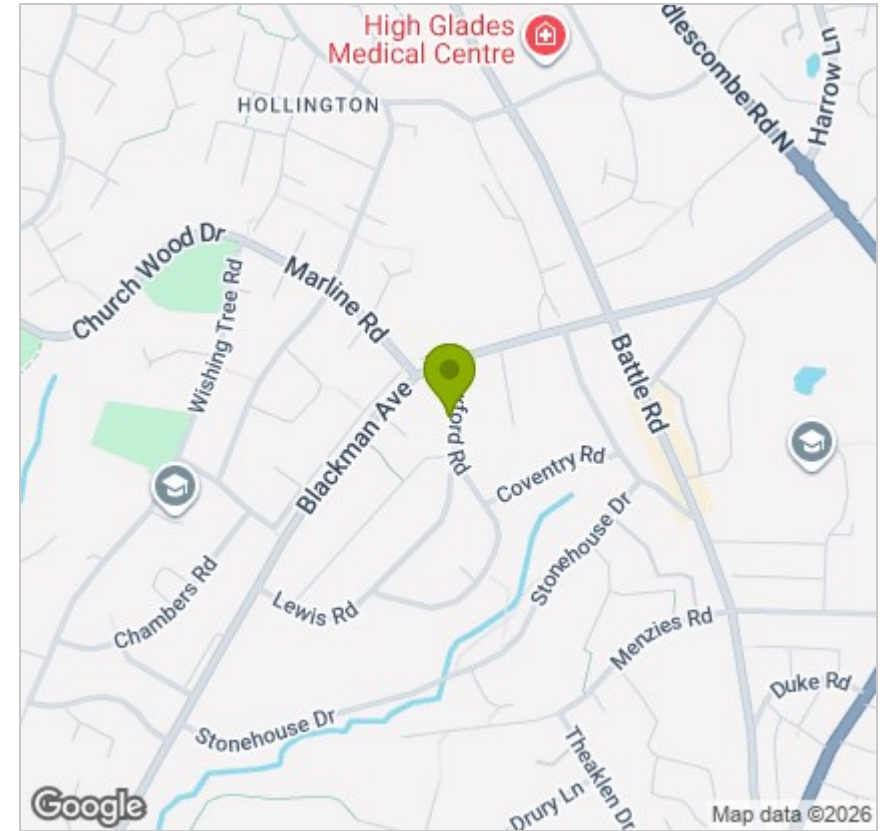


## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph

