

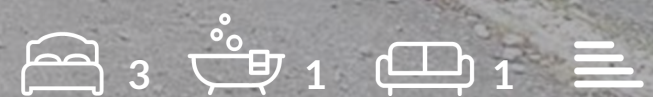


OAKFIELD



The Meadows, St. Leonards, TN37 7SN

Price Guide £335,000



The Meadows, St. Leonards, TN37 7SN

A well-presented three-bedroom semi-detached house situated in the highly sought-after Little Ridge area of St Leonards-on-Sea. Offered chain free and requiring some modernisation, this property provides an excellent opportunity for families, first-time buyers or investors looking to create a wonderful long-term home in a popular residential location.

The accommodation comprises three good-sized bedrooms, a bright and spacious living room with a dining area to the far end, a modern fitted kitchen, study area and a white bathroom suite. Further benefits include gas central heating, double glazing and a driveway providing off-road parking for two vehicles.

Externally, the property enjoys a rear garden with a useful wooden pitched-roof shed offering additional storage or workshop space.

Ideally positioned for local schools, shops and amenities, the property is also perfectly suited for those working at the Conquest Hospital. Early viewing is highly recommended to appreciate the potential and location on offer.





Living Room

21'9" x 10'4" (6.63m x 3.15m)

Office/Study

10'2" x 8'0" (3.10m x 2.44m)

Kitchen

9'1" x 7'11" (2.77m x 2.41m)

Bedroom One

11'0" x 10'1" (3.35m x 3.07m)

Bedroom Two

10'6" x 10'1" (3.20m x 3.07m)

Bedroom Three

8'4" x 7'2" (2.54m x 2.18m)

Bathroom

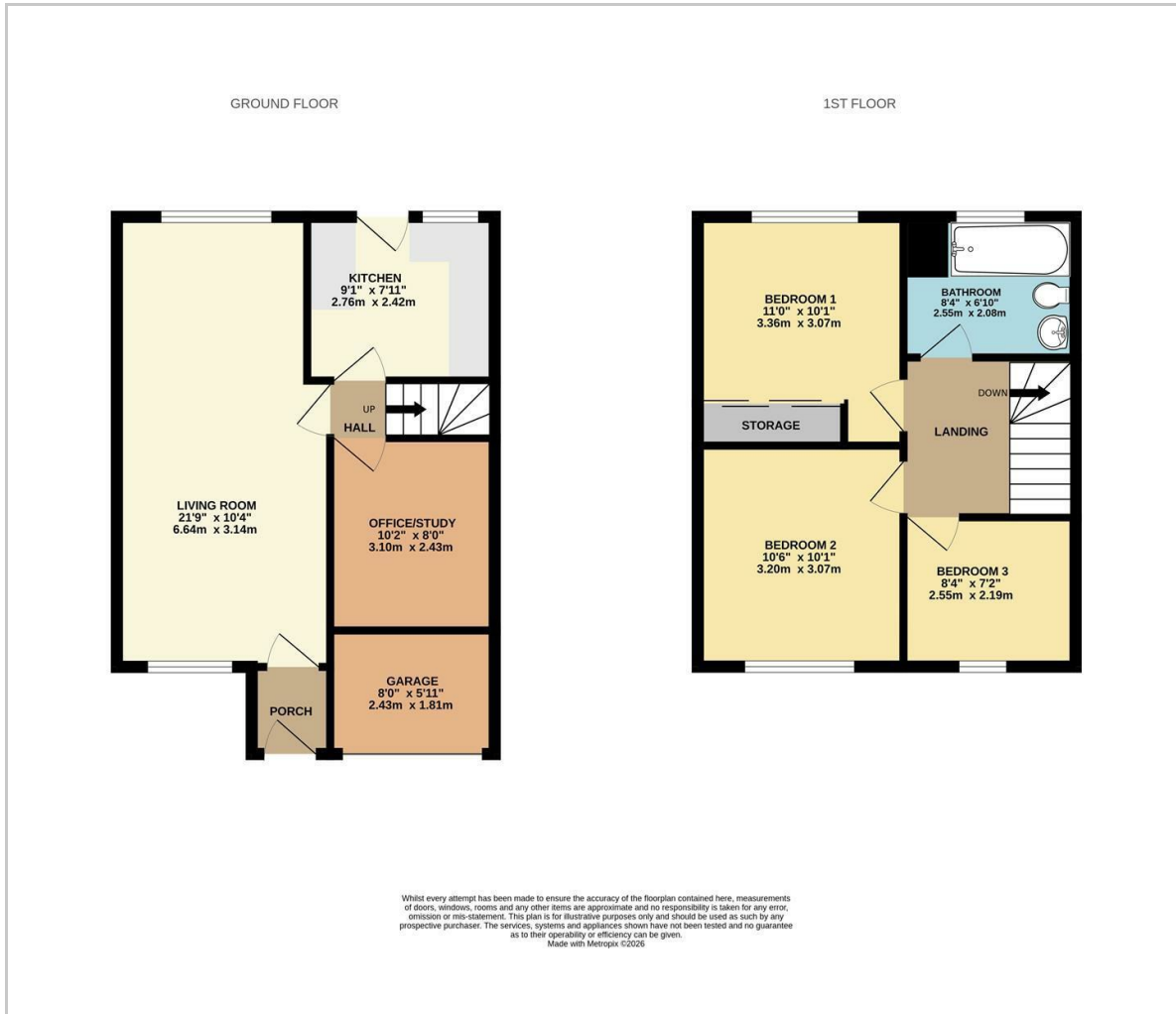
8'4" x 6'10" (2.54m x 2.08m)

Garage

Council Tax Band C - £2,379.19 Per Annum



Floor Plan

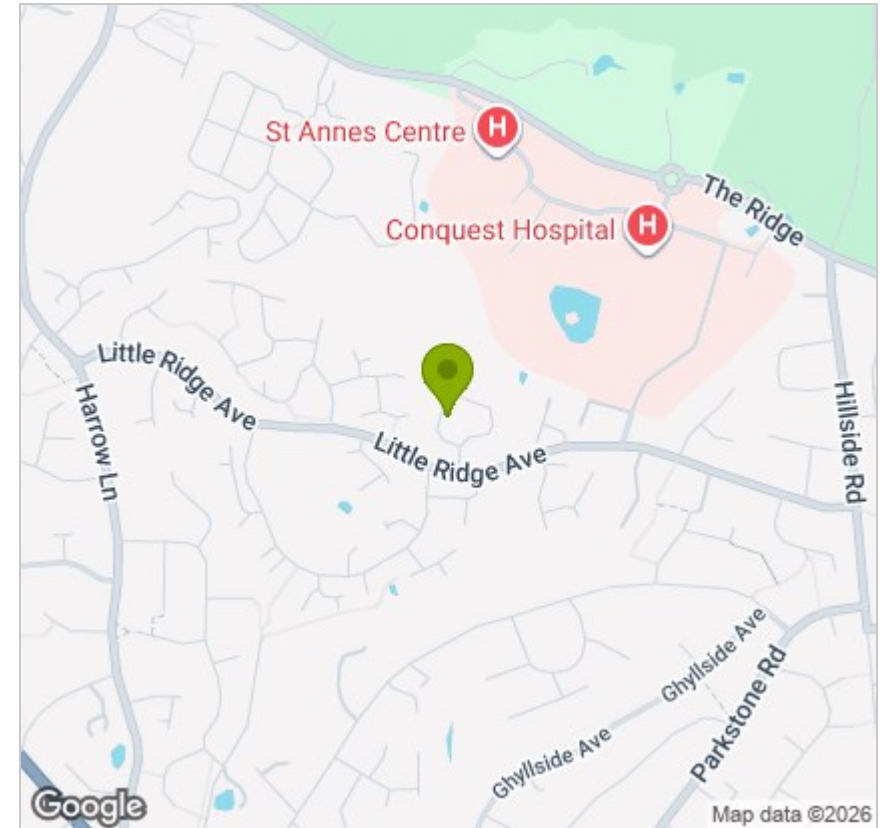


Viewing

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

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		
England & Wales	EU Directive 2002/91/EC	