

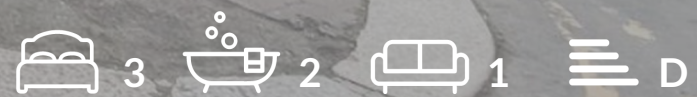


OAKFIELD



Gensing Road, St. Leonards, TN38 0HE

Offers In The Region Of £280,000



## Gensing Road, St. Leonards, TN38 0HE

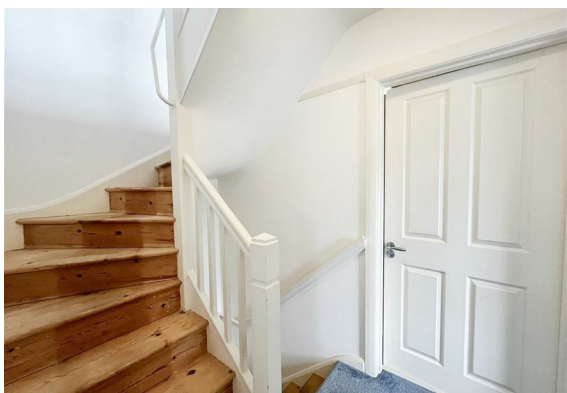
A well-presented three-bedroom end-of-terrace home, offering spacious and versatile accommodation arranged over three floors.

The ground floor features a bright dual-aspect living room, which flows through to a generously sized kitchen/dining room positioned at the rear of the property. The kitchen is fitted with modern units and provides ample space for a full dining table. Appliances include an electric oven with gas hob, fridge/freezer, and integrated dishwasher. A useful under-stairs larder cupboard offers additional storage, along with space and plumbing for a washing machine.

On the first floor, there is a well-proportioned double bedroom, a further single bedroom with built-in storage, and a contemporary shower room.

The top floor is dedicated to the impressive dual-aspect principal bedroom, complemented by a spacious landing currently utilised as a study area, and a family bathroom fitted with both a bath and a separate shower enclosure.

Ideally located in the sought-after area of St Leonards, the property is just moments from an array of independent coffee shops, artisan stores, restaurants, and galleries. The seafront is within easy walking distance, while St Leonards mainline railway station provides convenient links to London.





## GROUND FLOOR

### Living Room

13'10" x 12'5" (4.22m x 3.79m)

### Kitchen/Dining Room

14'2" x 12'10" (4.32m x 3.91m)

## FIRST FLOOR

### Bedroom

14'2" x 10'10" (4.32m x 3.30m)

### Bedroom

10'11" x 5'10" (3.33m x 1.78m)

### Shower Room

8'4" x 7'1" (2.54m x 2.16m)

## SECOND FLOOR

### Bedroom

12'10" x 12'3" (3.92m x 3.74m)

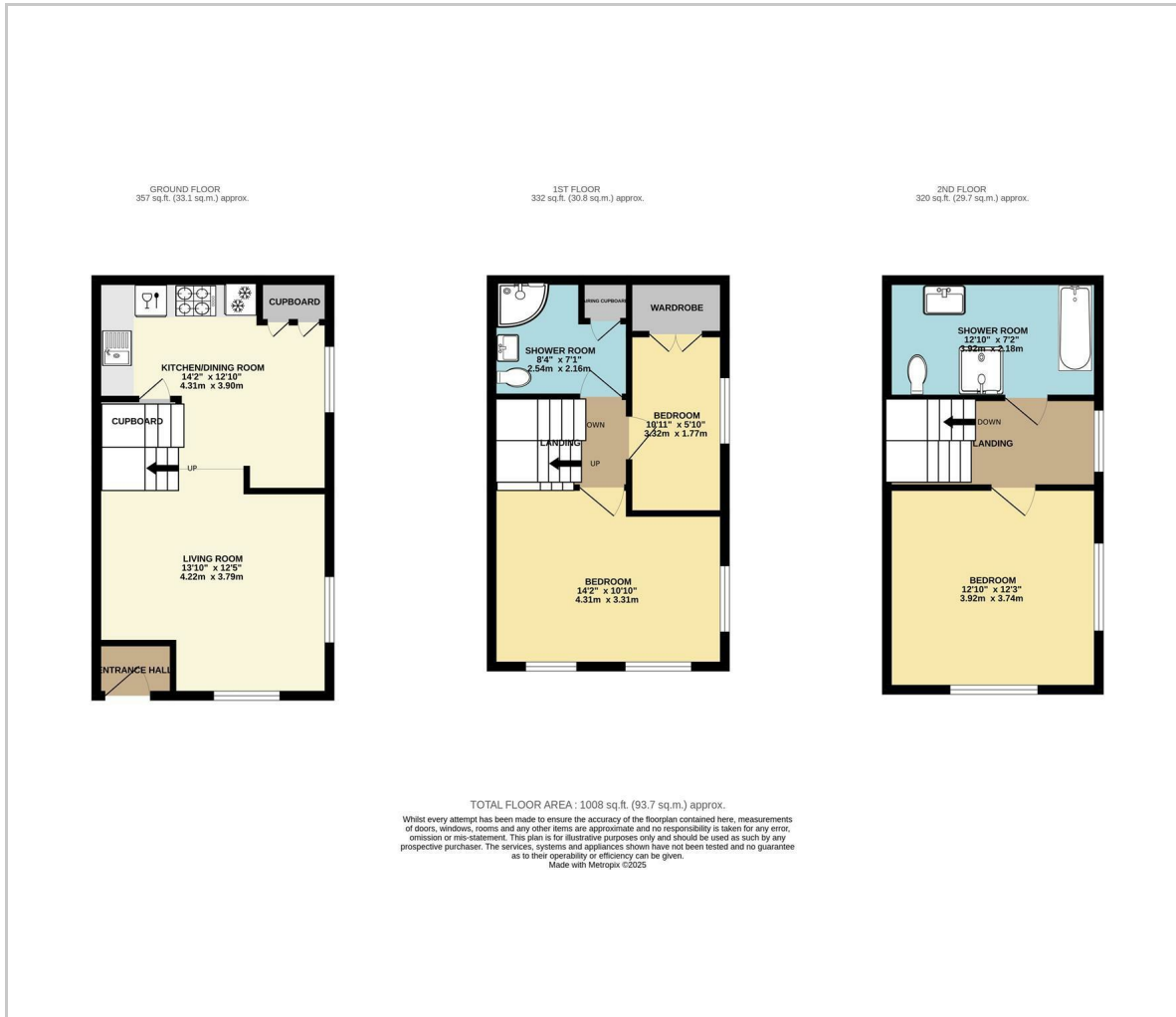
### Bathroom

12'10" x 7'2" (3.91m x 2.18m)

**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

