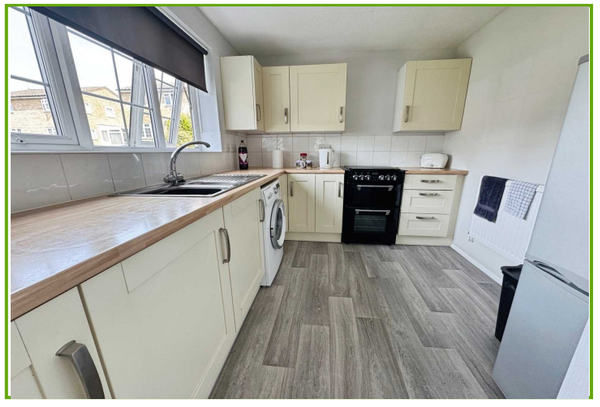


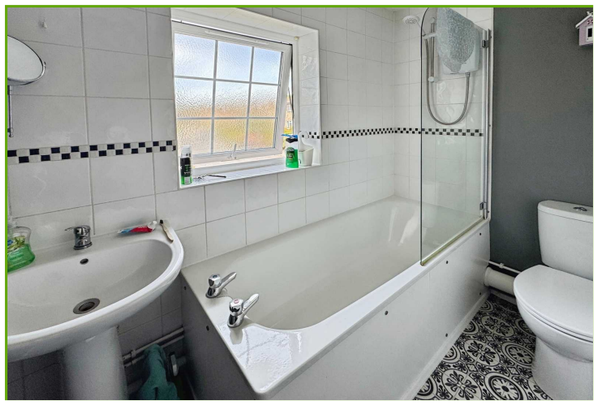


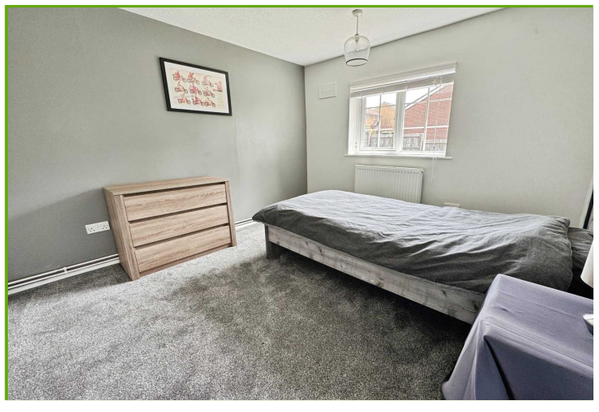












Wentworth Way, St. Leonards-on-Sea, East Sussex, TN38

Asking Price: £300,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Wentworth Way, St. Leonards-on-Sea, East Sussex, TN38

Asking Price: £300,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: D
Local Authority: Hastings Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

WONDERFUL WEST ST LEONARDS! This chain free attached home sits it a fantastic position at the end of a popular residential Cul-de-sac. Benefiting from level mostly laid to lawn gardens and driveway providing parking for several vehicles. In our opinion this home is presented to the market in good order throughout. Additional features include a large light south facing reception room which opens out onto the properties rear garden and a gas central heating system. Situated on a corner plot and therefore providing scope subject to the usual local authority consents for an extension. Further accommodation comprises three bedrooms, family bathroom and kitchen. Please contact us for more information or to arrange an appointment to view.

GROUND FLOOR

Entrance Hall
Carpeted flooring. Single radiator. UPVC Double glazed window to side aspect. Built in cupboard. Carpeted stairs leading to first floor landing. Doors leading to Kitchen and Lounge/Dining room.

Lounge/Dining room
17'4" x 15' (5.28m x 4.57m)
Carpeted flooring. Two double radiators. UPVC Double glazed window to rear aspect. UPVC Double glazed double doors to rear aspect leading to garden.

Kitchen
11'3" x 7'11" (3.43m x 2.41m)
Vinyl flooring. Part tiled walls. UPVC Double glazed window to front aspect. Single radiator. The kitchen comprises a range of shaker style wall and base units with a rolled edge work surface over and a one and a half bowl stainless steel sink and drainer inset. Spaces for oven, washing machine and fridge/freezer.

FIRST FLOOR

Landing
Carpeted flooring. Built in cupboard. UPVC Double glazed window to side aspect. Doors leading to all first floor rooms. Loft hatch to ceiling.

Bedroom 1
12'7" x 9'5" (3.84m x 2.87m)
Carpeted flooring. Single radiator. UPVC Double glazed window to front aspect.

Bedroom 2
11'4" max x 10'6" (3.45m max x 3.2m)
Carpeted flooring. Single radiator. UPVC Double glazed window to rear aspect.

Bedroom 3
7'7" x 6'7" (2.3m x 2m)
Carpeted flooring. Single radiator. UPVC Double glazed window to rear aspect.

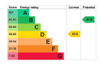
Bathroom
7'9" x 5' (2.36m x 1.52m)
Vinyl flooring. Part tiled walls. UPVC Opaque Double glazed window to front aspect. Heated towel rail. The white suite comprises a low level flush w/c, pedestal wash hand basin and panel enclosed bath with glass screen and a wall mounted electric shower fitted above.

OUTSIDE

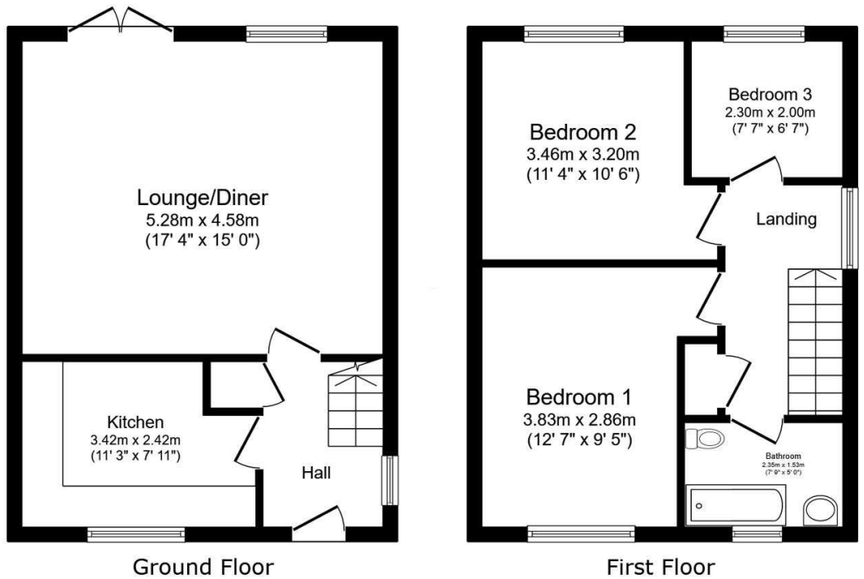
Front Garden
A laid to lawn area of front garden.

Driveway
Providing parking for three vehicles.

Rear Garden
A fence enclosed mostly laid to lawn garden orientated due south. Situated on a corner plot with a tree lined view beyond the western boundary. Large timber shed. Side access gate.



For full EPC please contact the branch.



Total floor area: 75.0 sq.m. (807 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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