

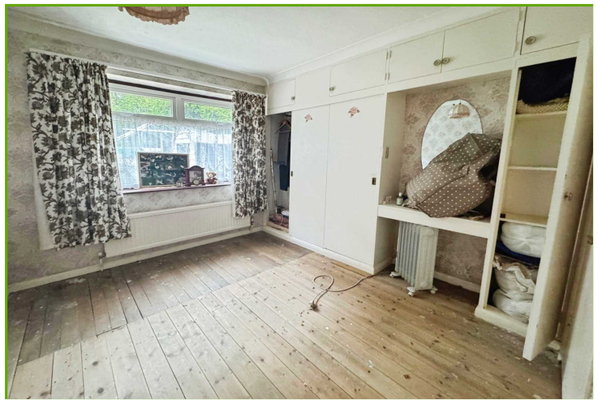


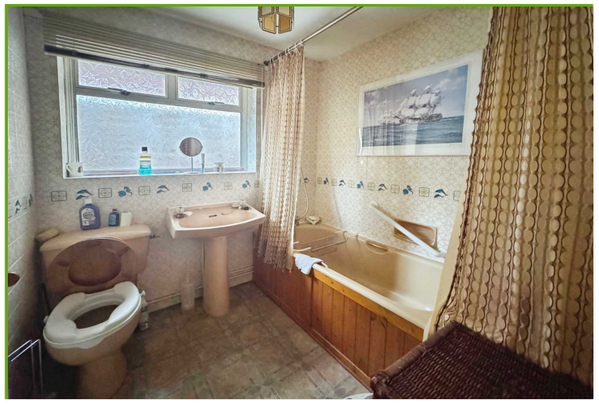












Old Roar Road, St. Leonards-on-Sea, East Sussex, TN37

Asking Price: £350,000

Tenure: Freehold

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The Property Ombudsman

Old Roar Road, St. Leonards-on-Sea, East Sussex, TN37

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Council Tax Band: E
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

This chain free detached brick built bungalow is situated on a popular road located in close proximity to Old Roar Gill nature reserve. The property benefits from good off road parking facilities and an established rear garden. Additionally this home features a gas central heating system. The accommodation comprises three double bedrooms, two reception rooms, two bathrooms and a well proportioned kitchen breakfast room. Please contact us for additional information and to book an appointment to view.

GROUND FLOOR

Porch
Wooden glazed door leading to Entrance Hall.

Entrance Hall
Carpeted flooring. Double radiator. Built in cupboard housing hot water tank and further built in storage cupboard. Doors leading to Bedroom 1, Bedroom 2, Bathroom and Kitchen. Glazed double doors leading to Lounge. Loft hatch to ceiling.

Lounge/Diner
22'8" x 11'11" (6.9m x 3.63m)
Carpeted flooring. Two double radiators. Feature fireplace with stone surround/hearth, Wooden mantle shelf and an inset electric fire. UPVC double glazed leaded light bay window to front aspect. Sliding glazed doors to garden room/office.

Kitchen/Breakfast room
12'4" x 11'9" (3.76m x 3.58m)
Vinyl flooring. Double radiator. Fully tiled walls. Wall mounted gas fired boiler. Double glazed window to rear aspect. Wooden glazed door to rear aspect leading to garden. The kitchen comprises a range of wall and base units with a rolled edge work surface over and a stainless steel sink and drainer inset. Spaces for fridge/freezer, oven, washing machine and tumble dryer.

Garden room/Office
12'4" x 7'10" (3.76m x 2.4m)
Carpeted flooring. Double radiator. Range of double glazed windows to side and rear aspects. Sliding double glazed door to garden. Door leading to bedroom 3.

Bedroom 1
14'11" x 10'11" (4.55m x 3.33m)
Carpeted flooring. Double radiator. UPVC double glazed leaded light window to front aspect.

Bedroom 2
10'1" x 9'5" (3.07m x 2.87m)
Carpeted flooring. Single radiator. UPVC double glazed window to rear aspect. Range of built in wardrobes. Door leading to En-Suite shower room.

En-Suite Shower Room
6'4" x 4'4" (1.93m x 1.32m)
Vinyl flooring. Single radiator. Fully tiled walls. Opaque double glazed window to side aspect. The coloured suite comprises a low level flush water closet, pedestal wash hand basin and shower cubicle with retracting glass doors and a wall mounted shower attachment fitted over.

Bedroom 3
12'9" x 10'10" (3.89m x 3.3m)
Carpeted flooring. Single radiator. Double glazed window to rear aspect.

Bathroom
6'11" x 6'10" (2.1m x 2.08m)
Vinyl flooring. Single radiator. Fully tiled walls. Double glazed opaque window to side aspect. The coloured suite comprises a low level flush water closet, pedestal wash hand basin and panel enclosed bath with a wall mounted shower attachment fitted over.



For full EPC please contact the branch.

OUTSIDE

Driveway
Providing parking for approximately two vehicles leading to garage.

Garage

Front Garden
A mostly laid to lawn area of garden.

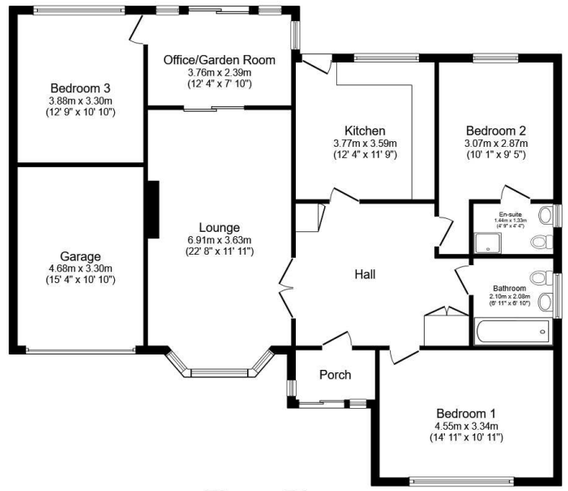
Rear Garden
A fence and hedge enclosed well established garden with a range of trees shrubs and bushes. Predominantly laid to lawn with patio seating area. Greenhouse.

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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.



Floor Plan
Floor area 132.8 m² (1,429 sq.ft.)

TOTAL: 132.8 m² (1,429 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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