



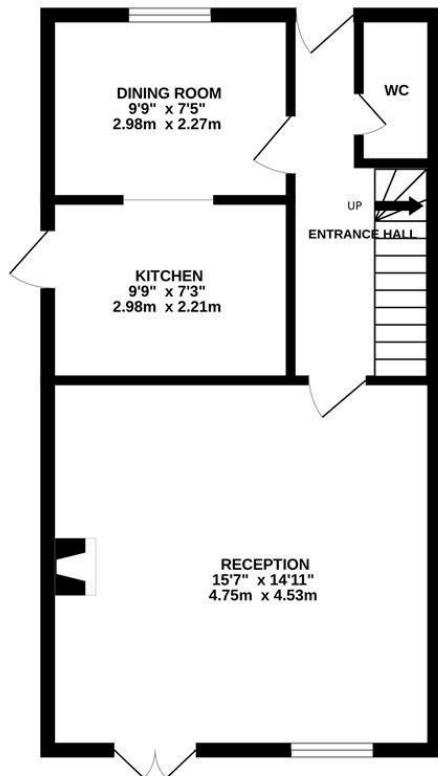
Highlea Close, St. Leonards-On-Sea TN37 7SS

Offers in excess of £350,000

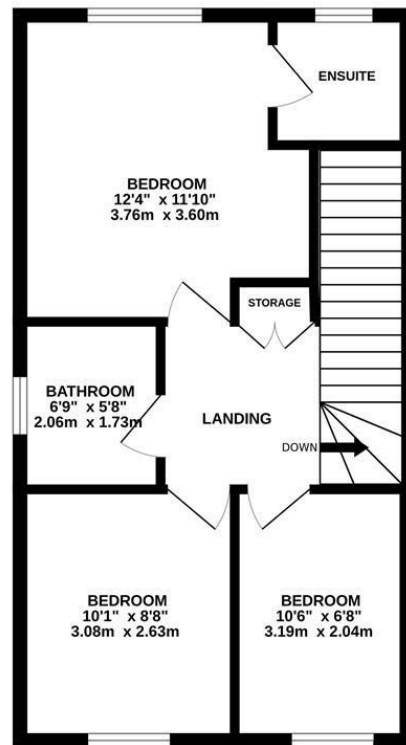


A beautifully presented three bedroom DETACHED FAMILY HOME with OFF ROAD PARKING and a GARAGE, set in a quiet cul-de-sac. Situated in a sought after LITTLE RIDGE LOCATION, close by to St Helens Wood, Alexandra Park and within easy reach of local shops, good transport links, primary and secondary schools and the Conquest Hospital. Spanning two spacious storeys the accommodation here is arranged as a BRIGHT LIVING SPACE, measuring 15'7 x 14'11, enjoying double doors opening onto the enclosed back garden to create the ideal sociable setting. There is a MODERN KITCHEN with adjacent dining room to the front of the property. The kitchen is FITTED WITH CONTEMPORARY UNITS providing room for appliances and offering ample storage space, plus an external door giving side access. There is also a HANDY DOWNSTAIRS CLOAKROOM on this level. The THREE BEDROOMS are on the first floor, two of which are double rooms, with the primary bedroom benefitting from an EN-SUITE SHOWER ROOM, together with a FAMILY BATHROOM where there is a bath with shower over. The SECLUDED REAR GARDEN is mainly laid to lawn, with an

GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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