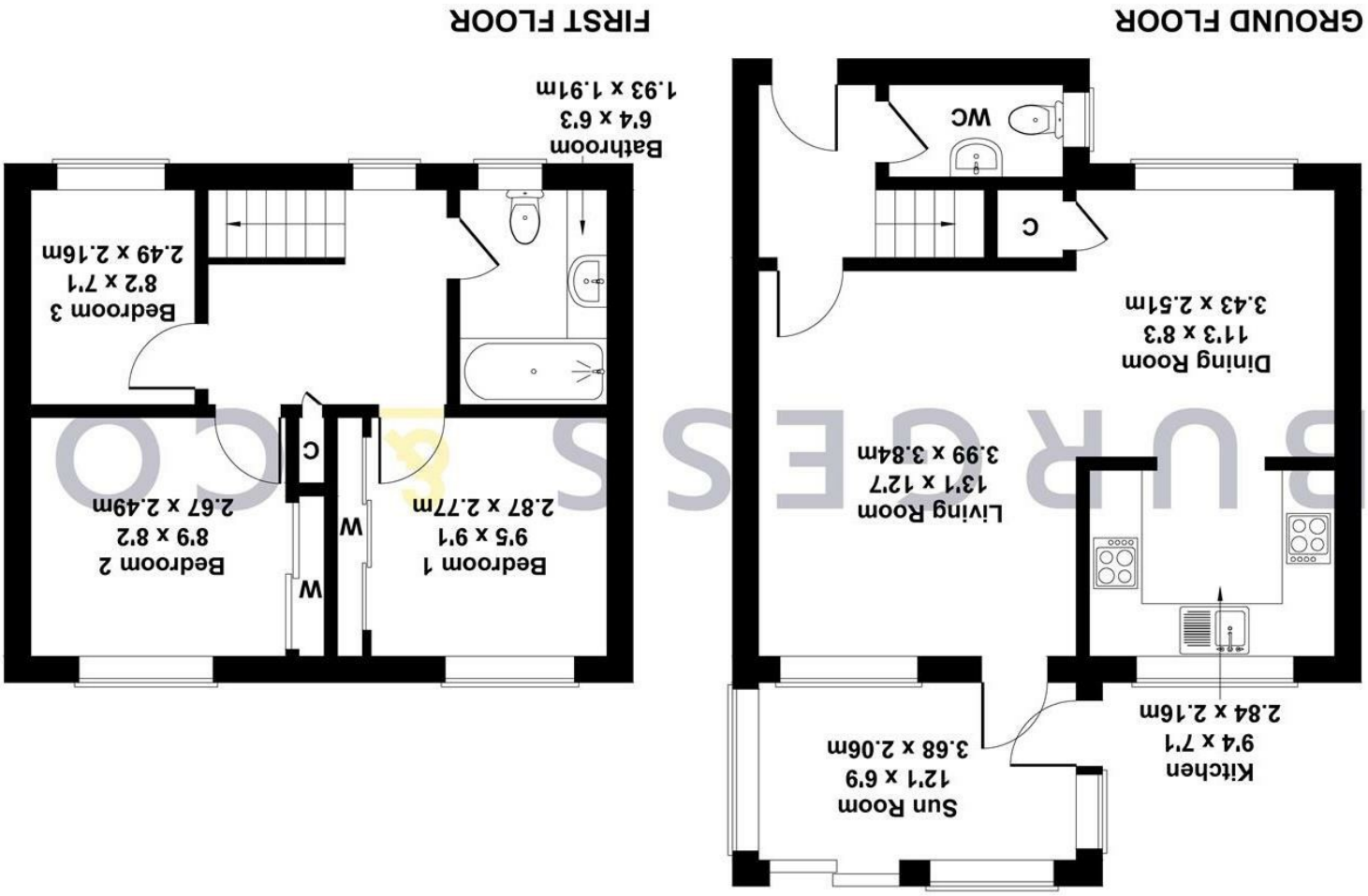


Not to Scale. Produced by The Plan Portal 2025  
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Woodspring Close  
Approximate Gross Internal Area  
918 sq ft - 85 sq m

BURGESS & CO.  
01424 222255

30 Woodspring Close, St. Leonards-On-Sea, TN37 7LT

Offers Over  
£289,950 Freehold





Burgess & Co are delighted to present to the market this well presented three bedroom link detached house, located in the popular residential area of Little Ridge being within close proximity to amenities, shops, bus services, sought after schools, Conquest Hospital & access to the A21. The accommodation comprises an entrance hall, a downstairs w.c, an open plan living/dining room, a fitted kitchen and a rear sun room. To the first floor there are three bedrooms and a family bathroom. Further benefits include gas central heating and double glazing. To the outside there is a westerly facing patio & lawned garden with gated access to two private parking spaces. Viewing highly recommended by vendors sole agents.

**Entrance Hall**  
With radiator.

**Downstairs W.C**  
Comprising low level w.c, wash hand basin, partly tiled walls, radiator, double glazed frosted window to the side.

**Living/Dining Room**  
24'4 x 12'7  
With two radiators, laminate wood flooring, understairs storage cupboard, double glazed window to the front, double glazed window & door to Conservatory. Sliding door to

**Kitchen**  
9'4 x 7'1  
Comprising matching range of wall & base units, wood effect worksurface, inset stainless steel sink unit with mixer tap, tiled splashbacks, inset Hotpoint electric hob with extractor hood over, fitted NEF oven, integrated BLOMBERG washing machine and dishwasher, space for integrated microwave, integrated fridge/freezer, wall mounted Glow-worm boiler, double glazed window to the rear.

**Sun Room**  
12'1 x 6'9  
With light & power, tiled floor, double glazed roof, double glazed door to the side, double glazed sliding doors to the garden.

**First Floor Landing**  
With airing cupboard, loft hatch, double glazed window to the front.

**Bedroom One**  
9'5 x 9'1  
With radiator, fitted wardrobe, double glazed window to the rear.

**Bedroom Two**  
8'9 x 8'2  
With radiator, fitted wardrobe, double glazed window to the rear.

**Bedroom Three**  
8'2 x 7'1  
With radiator, fitted cupboards, double glazed window to the front.

**Family Bathroom**  
6'4 x 6'3  
Comprising bath with electric Mira shower over, vanity unit with inset wash hand basin, low level w.c, heated towel radiator, tiled walls, double glazed frosted window to the front.

**Outside**  
To the rear there is a westerly facing garden comprising a wall enclosed patio area, a garden shed, steps & pathway leading

to a slop area of lawn with flowerbeds housing mature shrubs and the garden is enclosed by fencing with rear access gate to the car park.

**Parking**  
There are two allocated parking spaces located to the rear.

**NB**  
Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC