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**2 Agincourt Close, St. Leonards-On-Sea, TN37 7QL
Offers In The Region Of £415,000 Freehold**

Positioned within the highly desirable cul-de-sac of Agincourt Close in the heart of St Leonards-on-Sea, this exceptionally well-presented and deceptively spacious extended detached family home offers a superb blend of contemporary styling, versatile accommodation and energy-efficient living, ideal for modern family life.

Beautifully improved and maintained by the current owners, the property boasts light-filled interiors, a flexible layout and a high-quality finish throughout. Designed for both comfortable everyday living and entertaining, the home features two generous reception rooms offering excellent versatility for growing families, home working or additional sitting areas.

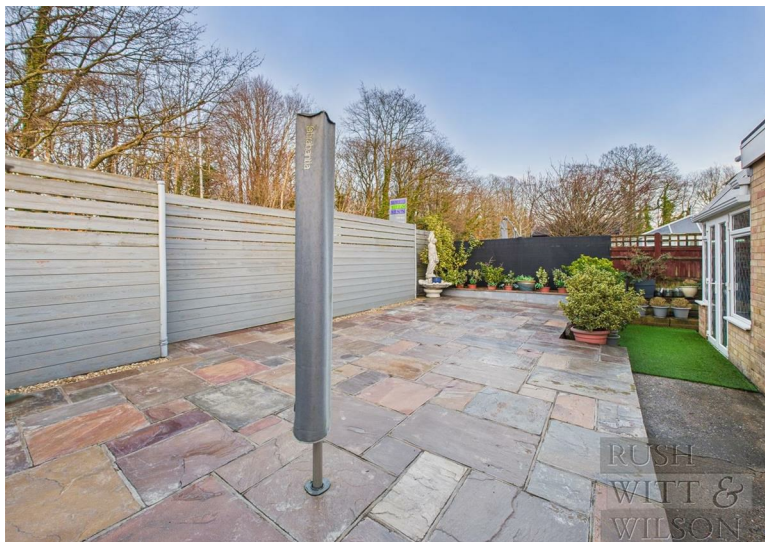
A particular highlight is the stunning contemporary fitted kitchen with sleek modern units, integrated appliances and underfloor heating, creating a stylish and sociable heart to the home. There is also a separate utility room with side access adding further practicality.

The spacious accommodation comprises four well-proportioned bedrooms, including a useful ground floor bedroom served by a stylish bathroom, ideal for guests, multi-generational living or single-level convenience. To the first floor are three further bedrooms alongside a beautifully presented contemporary shower room.

The superb conservatory is enhanced by a quality insulated roof system designed to keep the space warm in winter and cool in summer, whilst also reducing noise from rainfall, allowing comfortable year-round use as an additional reception space.

Outside, the low-maintenance rear garden is ideal for entertaining and relaxing, whilst off-road parking, a useful garage store area and solar panels further enhance the practicality and efficiency of this impressive home.

Offering stylish presentation, flexible accommodation and a sought-after residential setting, this superb detached property is ideal for buyers seeking a spacious turnkey family home close to local amenities, schooling and transport links.





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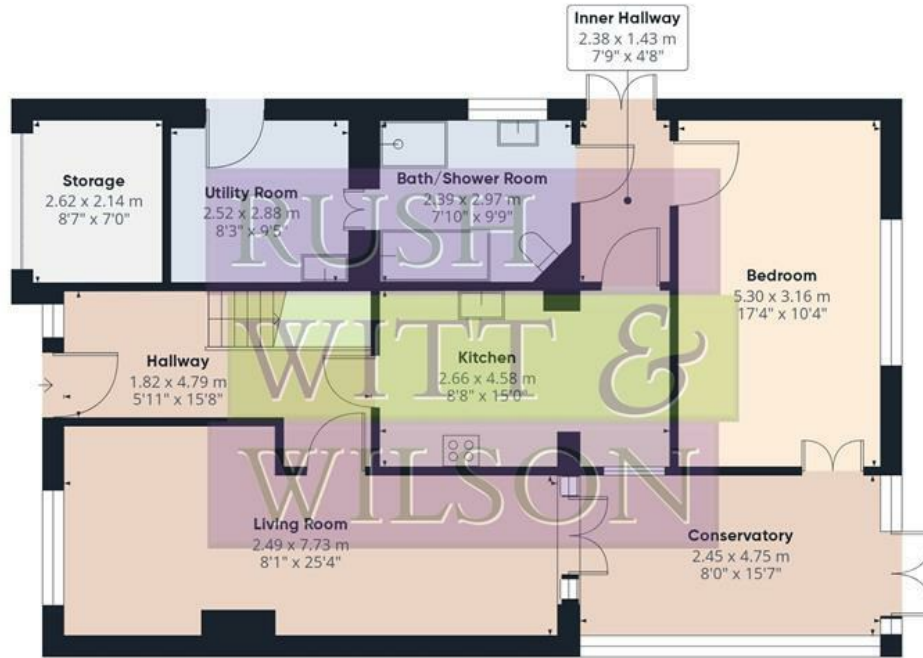


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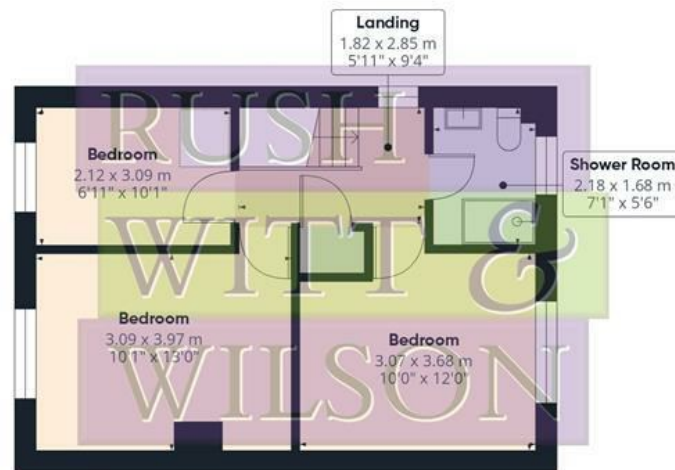


Floor 0

Approximate total area⁽¹⁾

134 m²

1443 ft²



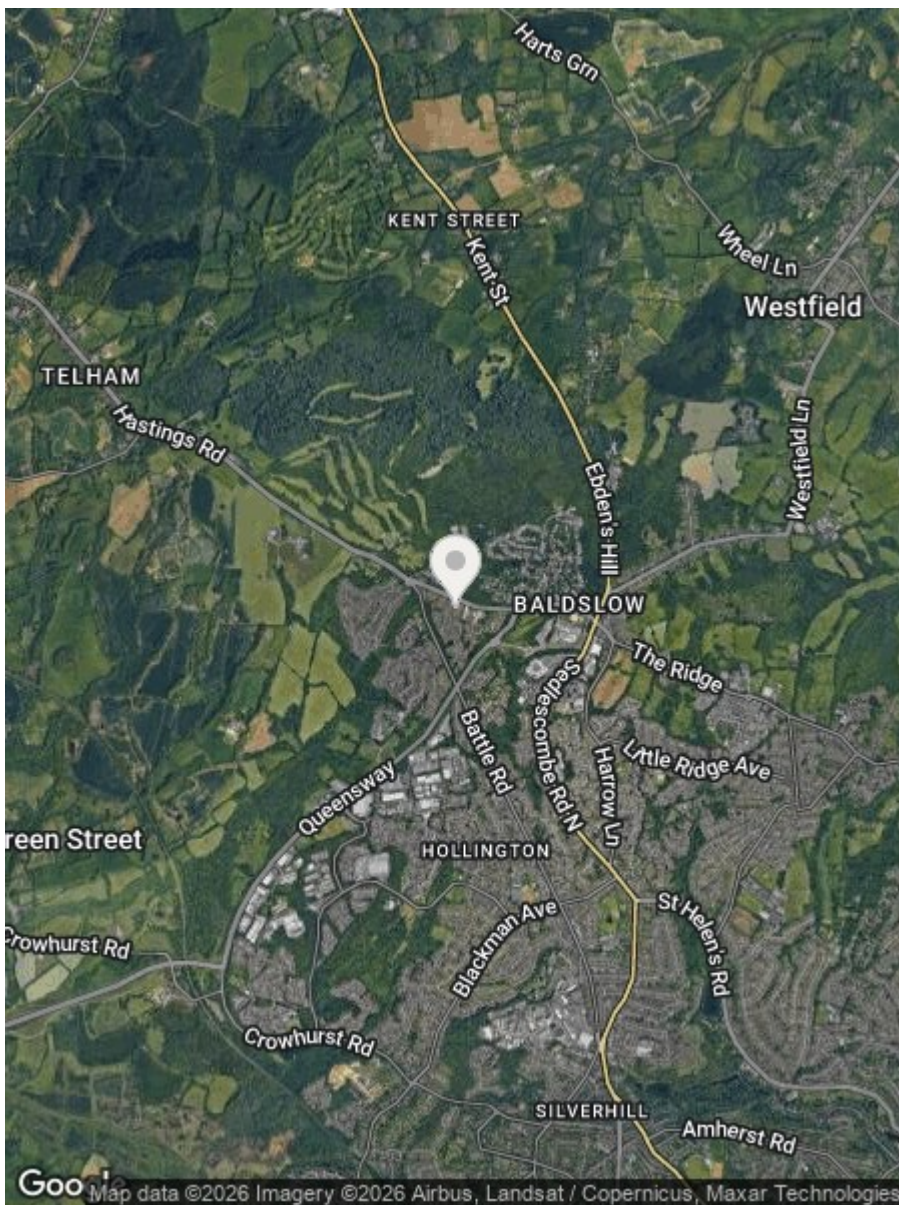
Floor 1





(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC 		

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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