

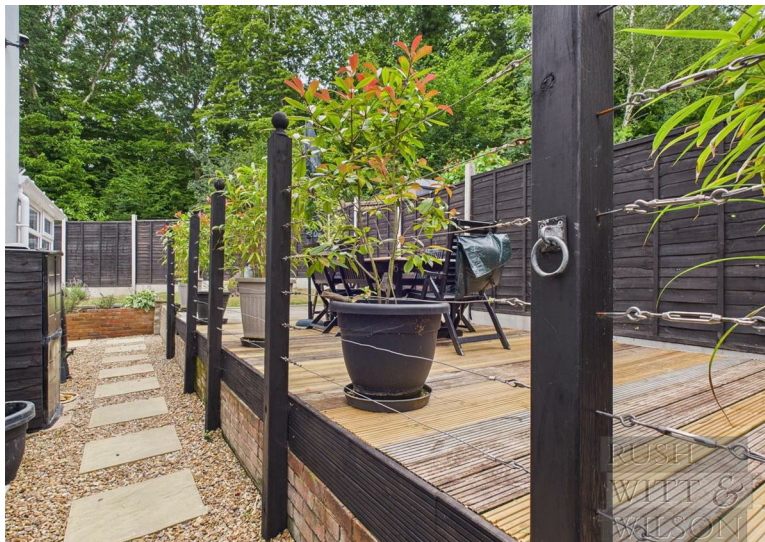
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11 Inglewood Gardens, St. Leonards-On-Sea, TN38 9SA
Offers In Excess Of £250,000 Freehold

Nestled in the charming Inglewood Gardens of St. Leonards-On-Sea, this delightful two-bedroom end terrace home presents an excellent opportunity for first-time buyers seeking a comfortable and inviting residence. The property boasts a well-proportioned reception room that welcomes you with warmth and light, perfect for both relaxation and entertaining. The two bedrooms offer ample space, making them ideal for a small family or as guest rooms. The bathroom is conveniently located, ensuring practicality for everyday living. One of the standout features of this home is the conservatory at the rear, which provides a lovely space to enjoy the garden views throughout the seasons. The wrap-around rear garden, complete with raised decking, is perfect for outdoor gatherings or simply enjoying a quiet moment in the sun. Additionally, the property includes a garage en bloc, providing secure parking for one vehicle and extra storage space. Situated in a popular residential area, this home is close to local amenities, parks, and transport links, making it a convenient choice for those looking to settle in a vibrant community. This end terrace house is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract those looking for a lovely home in St. Leonards-On-Sea. Don't miss the chance to make this charming residence your own.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

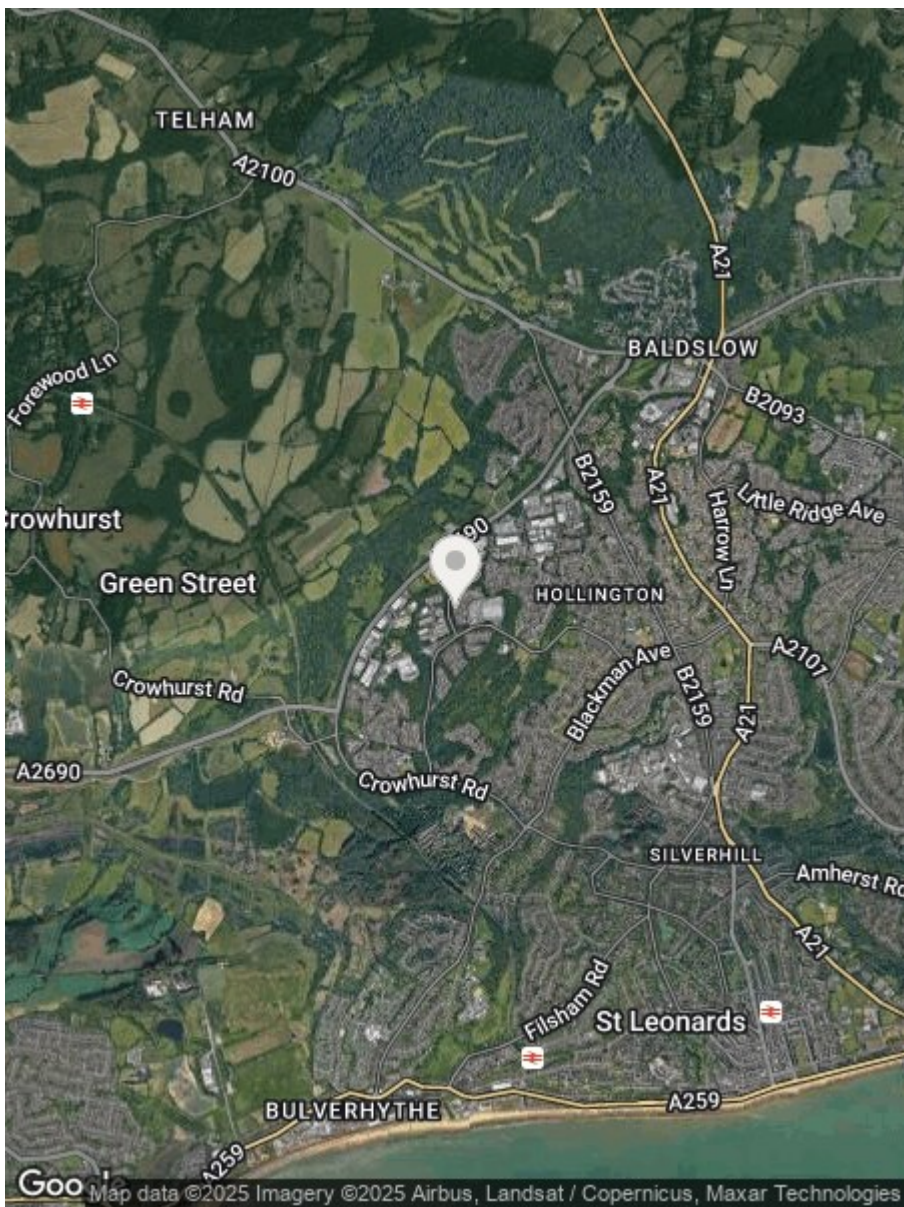
77 m²


828 ft²


(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		
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 	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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