10 Highlea Close, St. Leonards-On-Sea, East Sussex TN37 7SS
£325,000 Freehold

An excellent opportunity to acquire this well-presented three-bedroom detached family home, situated in a highly sought-after residential location, ideally positioned for easy access to the A21 with links towards London, as well as Little Ridge Primary Academy, Ark Alexandra Academy, Conquest Hospital and a range of local shops and amenities, including a nearby pharmacy. The property is presented in good order throughout and offers spacious and versatile accommodation. The ground floor comprises a generous living room, downstairs cloakroom/wc and a well-appointed kitchen/dining room with fitted kitchen. From here, a door leads through to a partial garage conversion, currently providing a useful home office and occasional room, whilst retaining part of the original garage for storage.

A large conservatory provides further living space and opens directly onto the main level rear garden, creating an excellent area for entertaining and family life. To the first floor are three good-sized bedrooms together with a family bathroom/wc. Externally, the property benefits from an enclosed rear garden and off-road parking to the front for at least one vehicle. With its well-presented accommodation, versatile additional space and convenient position close to schools, transport links and everyday amenities, this is an ideal family home in a particularly popular residential location.

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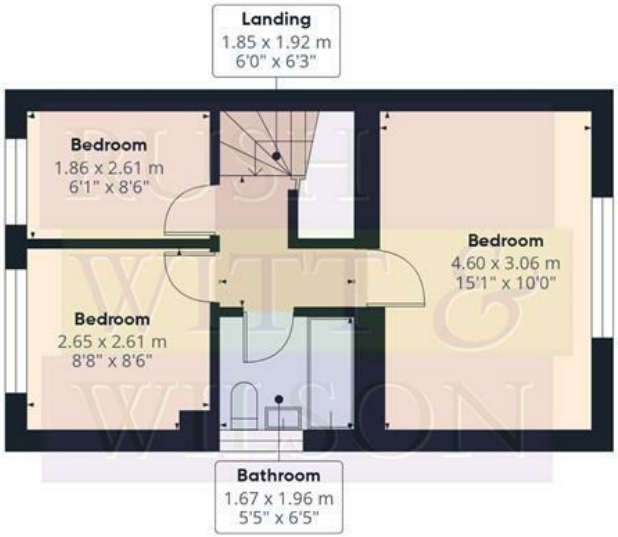
Floor 0



Floor 1

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Approximate total area(1)

101.2 m²

1090 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.

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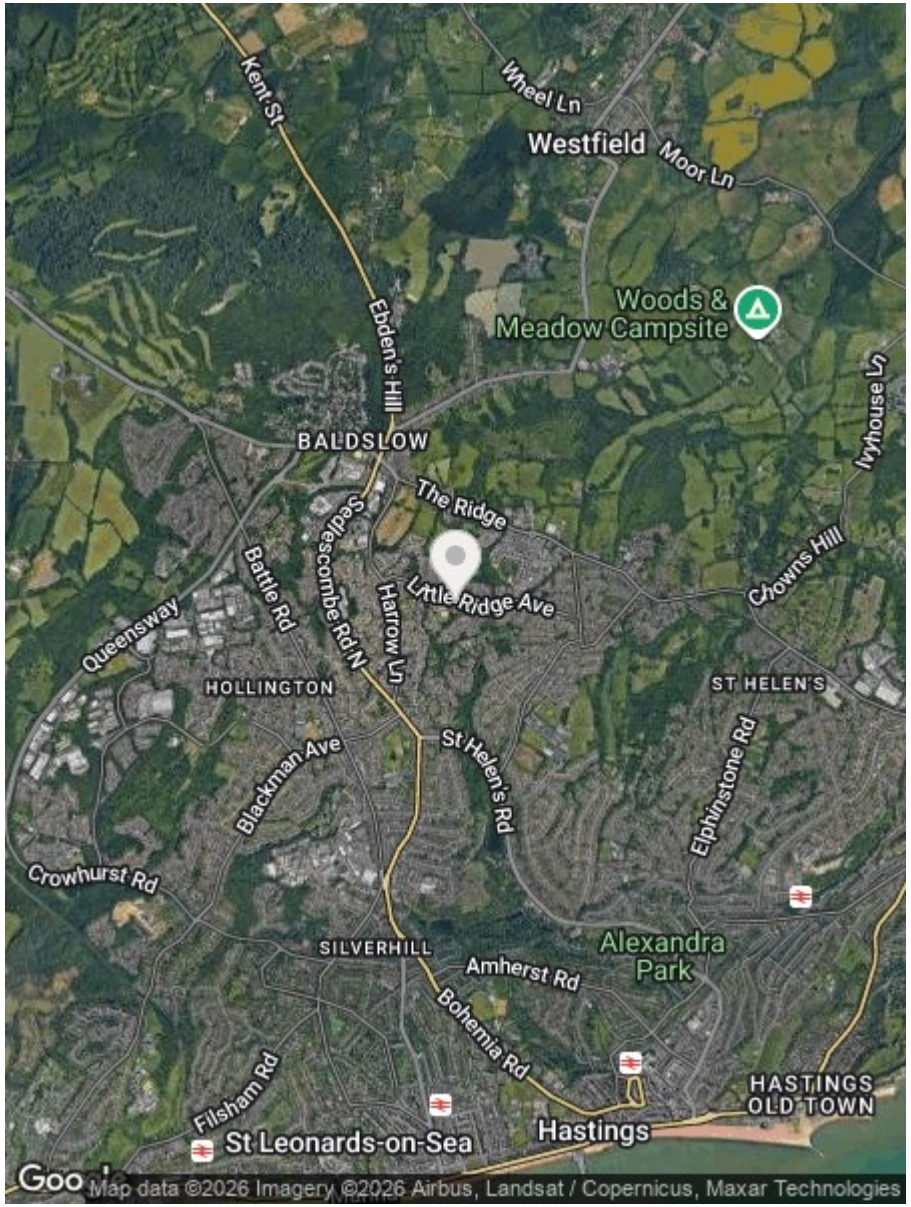

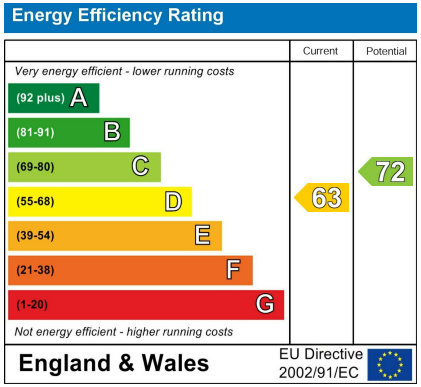

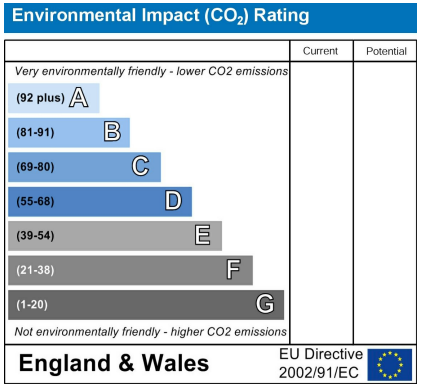

Council Tax Band - D

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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