



**12 Moorhen Close,
St. Leonards-On-Sea, East Sussex TN38 8DQ
£239,950**

Rush Witt & Wilson welcome to the market this impressive modern semi detached house found privately at the bottom of this sought after cul-de-sac affording ease of access to good local schooling and amenities. The property enjoys a much larger than average corner plot with gardens to front, side and rear with planning permission obtained to move the rear boundary fence inline with the neighbouring property to enlarge the rear garden. Naturally there is scope for extension to the side and rear, as well as the loft subject to the usual planning consents. The property affords well appointed accommodation which is found in good decorative order arranged over split level enjoying entrance hallway, lounge/diner, cloakroom/wc, generous fitted kitchen/breakfast room, to the first floor three bedrooms and a bathroom/wc. Found with ample off road parking to the front as well as a carport leading to a garage, double glazing and gas fired central heating.

Reception

18'0" x 14'0" > 10'0" (5.49 x 4.27 > 3.05)

Bedroom

14'10" x 10'0" (4.52 x 3.05)

Bedroom

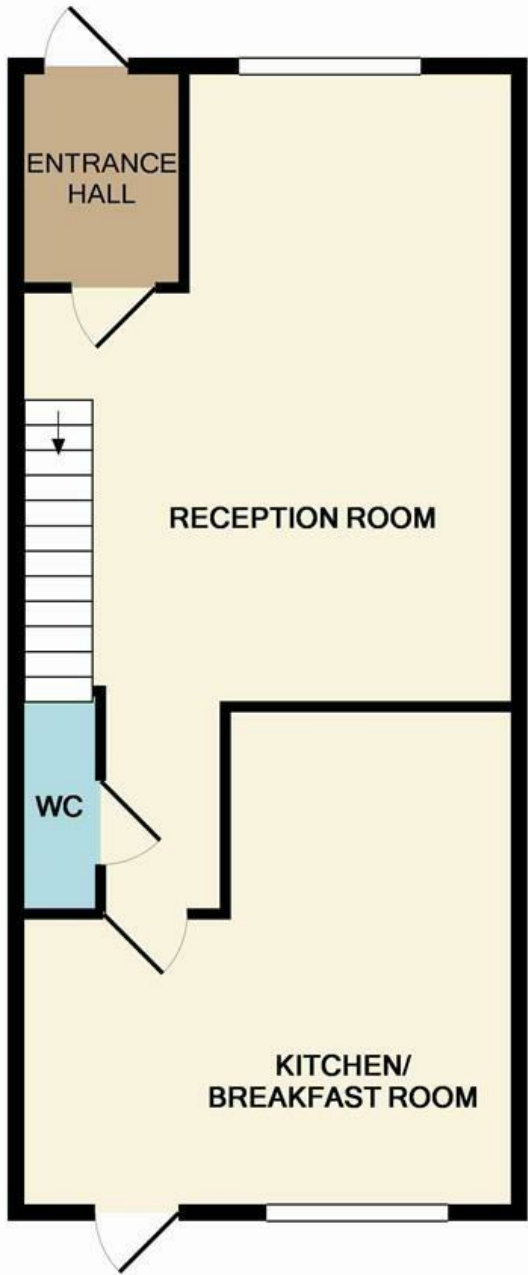
11'0" x 7'0" (3.35 x 2.13)

Bedroom

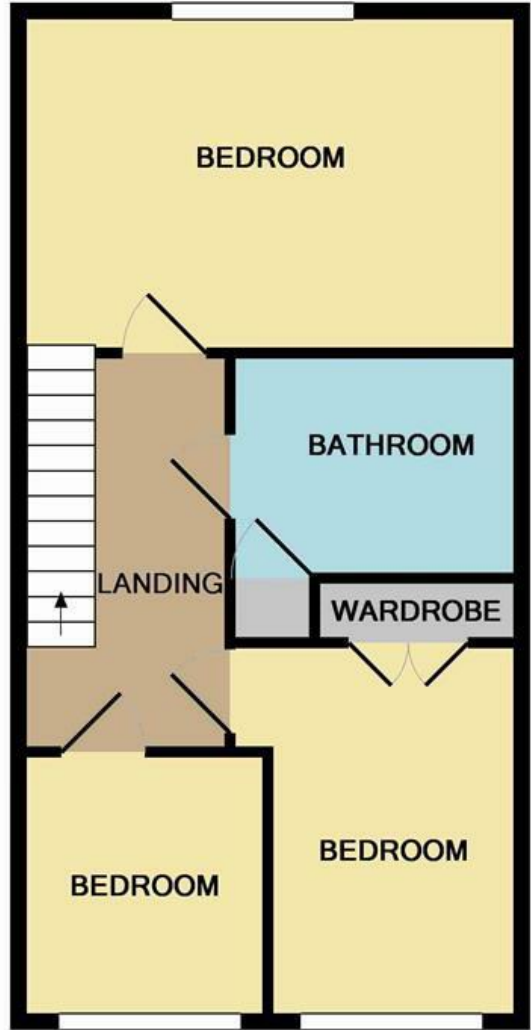
8'0" x 7'0" (2.44 x 2.13)

Kitchen

14'0" x 11'0" (4.27 x 3.35)



GROUND FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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