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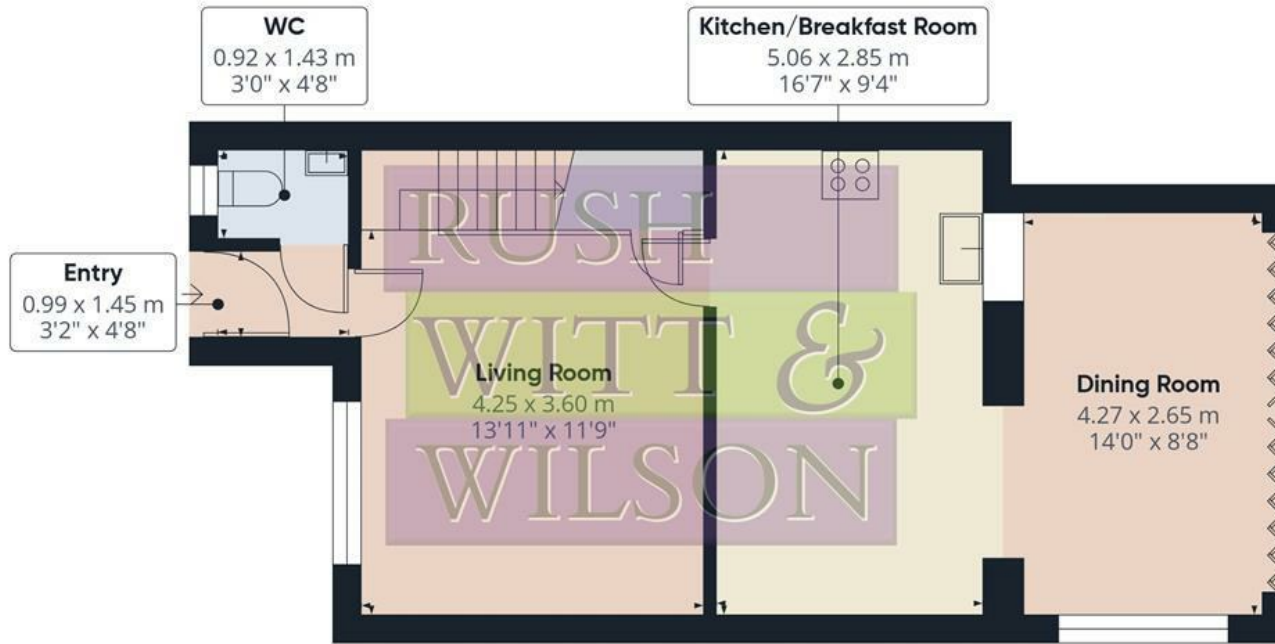
**10 Kite Close, St. Leonards-On-Sea, TN38 8DR**  
**Guide Price £325,000 Freehold**

**\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\*** Situated within a quiet and highly sought-after residential cul-de-sac, this attractive and well-presented family home offers spacious and versatile accommodation ideally suited to modern living. The property is approached via a welcoming entrance hall that leads through to bright and well-proportioned living spaces designed for both comfort and practicality. The generous sitting room provides an excellent space to relax and unwind, whilst the kitchen and dining area create a sociable environment ideal for everyday family life and entertaining alike. The layout flows naturally throughout the ground floor, creating a light and airy feel to the home. Upstairs, the property continues to impress with well-presented bedrooms along with a modern family bathroom, providing comfortable and adaptable accommodation for a growing family, guests or those seeking space to work from home. Externally, the property benefits from a private rear garden, offering a pleasant outdoor space ideal for relaxing, dining and enjoying the warmer months. To the front there is off-road parking and access to the property, further enhancing the practicality and convenience of the home. Kite Close is a popular residential location, well positioned for a range of local amenities, schooling and transport links, making it particularly attractive for families and commuters alike. An excellent opportunity to acquire a well-presented home within a desirable cul-de-sac location. Early viewing is highly recommended.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

79.9 m<sup>2</sup>

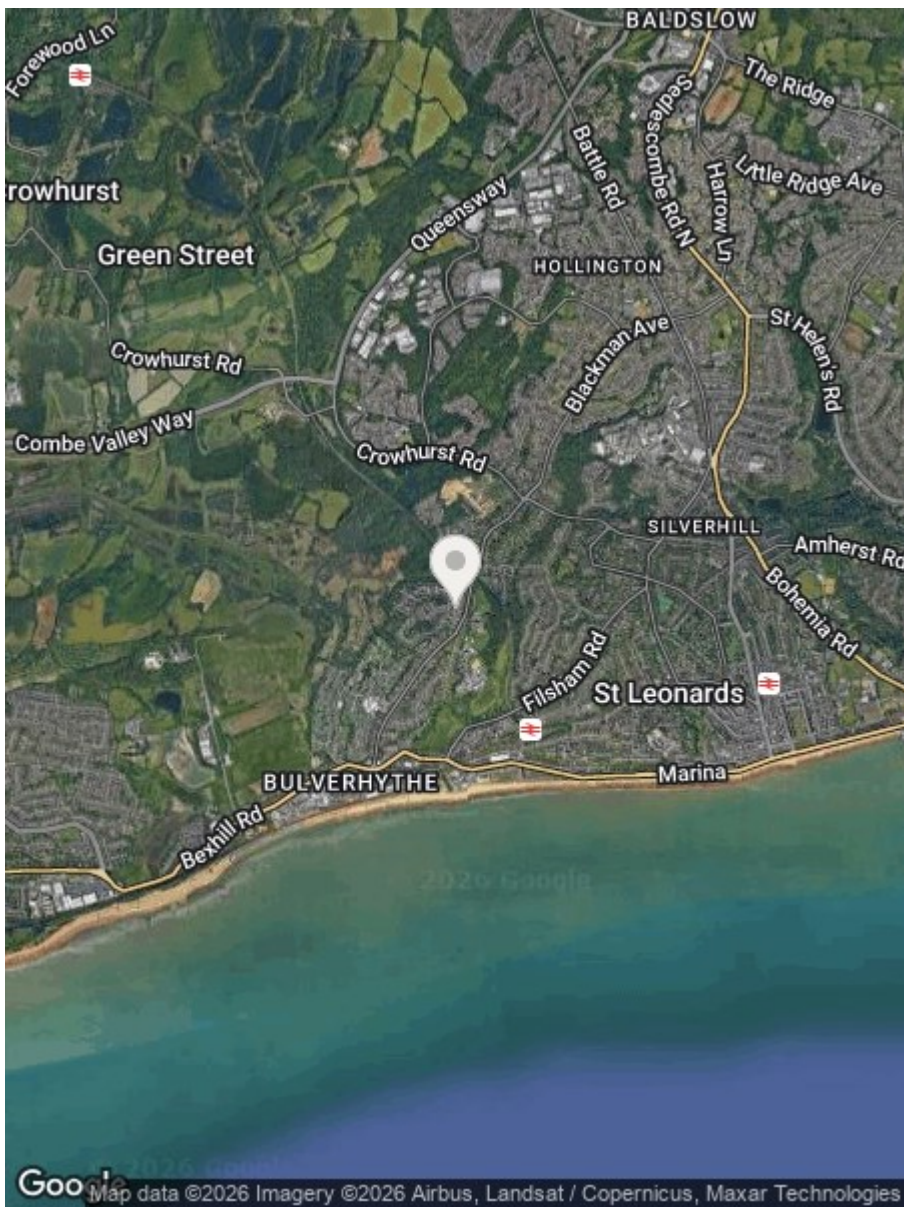
859 ft<sup>2</sup>

(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - C

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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WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
hastings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**