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**11 Shirley Drive, St. Leonards-On-Sea, TN37 7JW**  
**Guide Price £500,000 - £525,000**

**\*\*Guide Price £500,000 - £525,000\*\*** Nestled on a highly sought-after UNADOPTED ROAD in St Leonards, this EXCEPTIONAL FOUR-BEDROOM DETACHED BUNGALOW has undergone extensive, top-to-bottom improvements by the current owner, resulting in a truly stunning home. Step inside to discover a spacious 25ft LOUNGE-KITCHEN-DINING ROOM, a modern masterpiece with a state-of-the-art kitchen complete with INTEGRATED APPLIANCES. The bi-folding doors open seamlessly onto the rear garden, bringing the outdoors in and flooding the space with natural light. This home boasts FOUR GENEROUSLY-SIZED BEDROOMS, contemporary gas central heating, double glazing, and a STYLISH BATHROOM featuring a sleek, modern suite with a shower and WC.

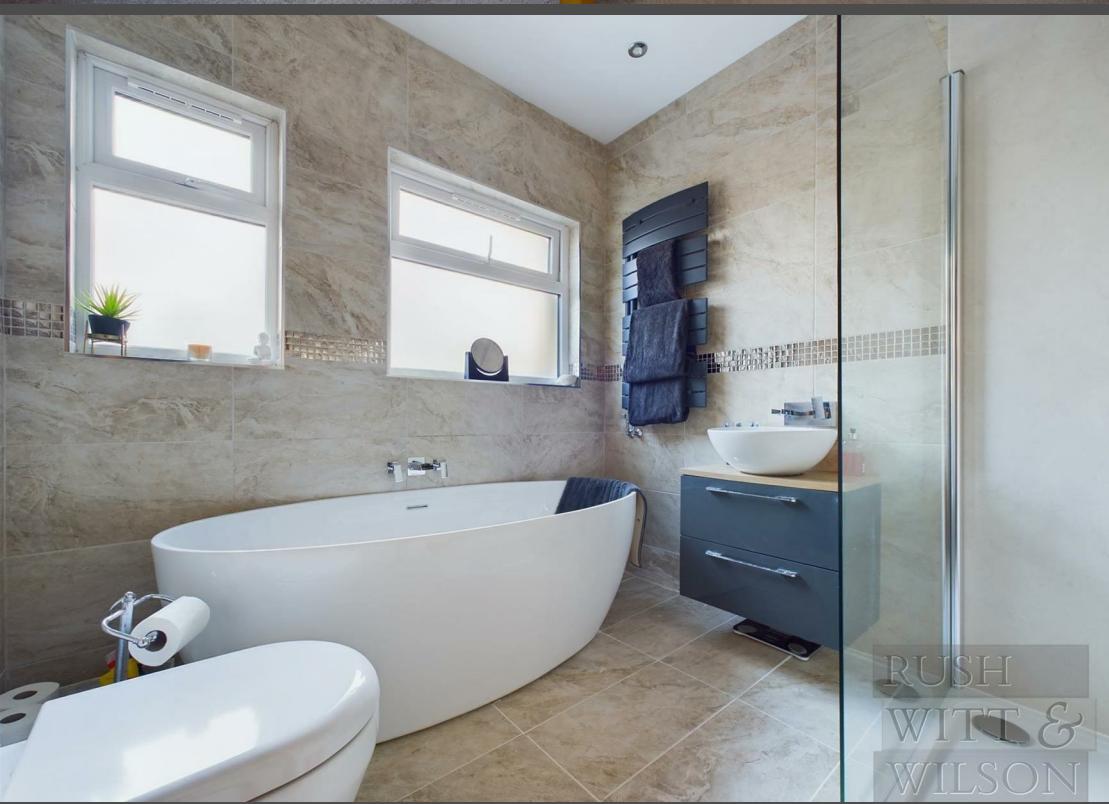
Outside, the front garden offers OFF-ROAD PARKING leading to a GARAGE with an electric door, while the rear garden is a beautifully landscaped haven, perfect for relaxing or entertaining.

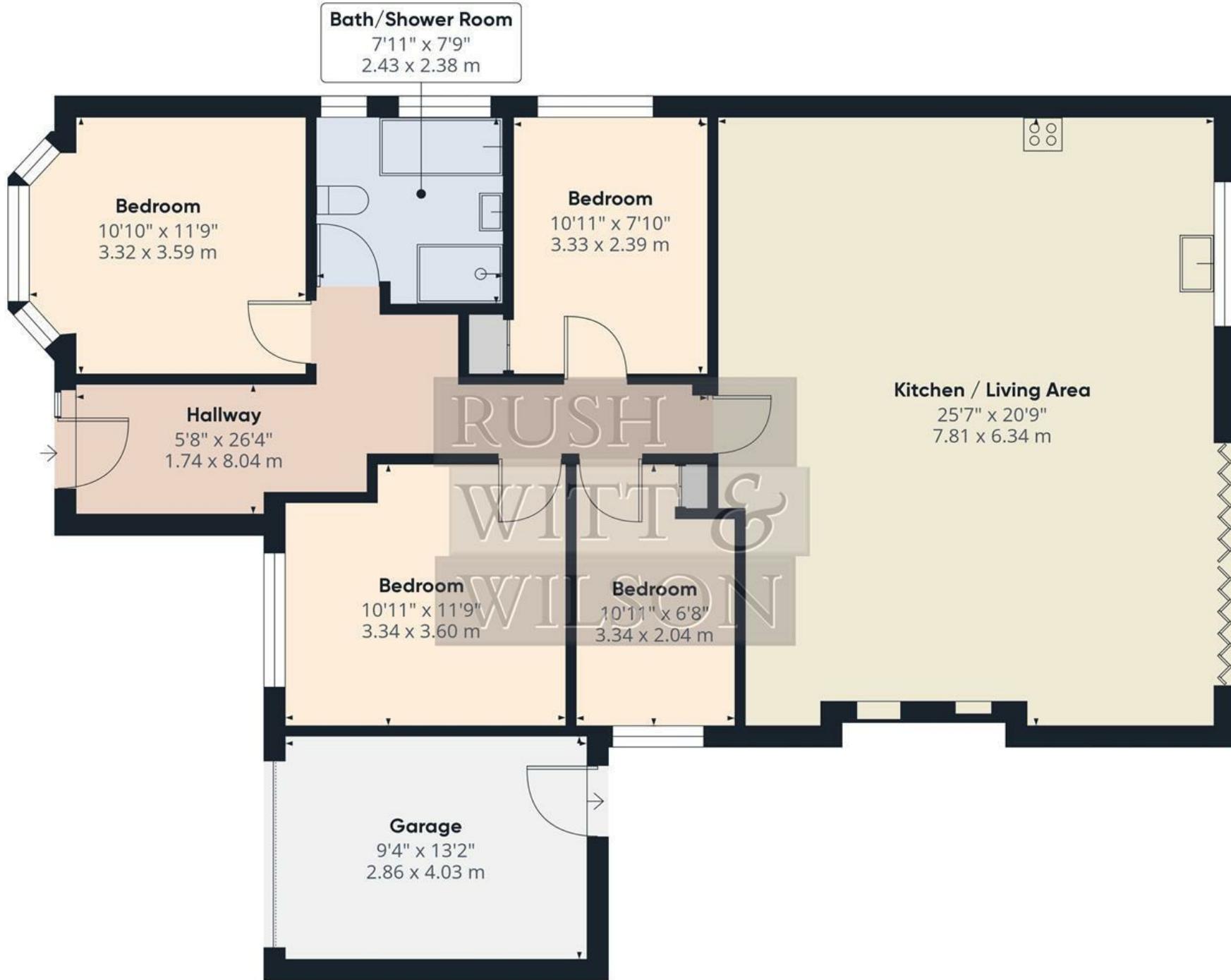
To truly appreciate the exceptional quality and design of this BEAUTIFULLY PRESENTED property, arrange a viewing today. Contact the owner's agents now to avoid missing out on this incredible opportunity!



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

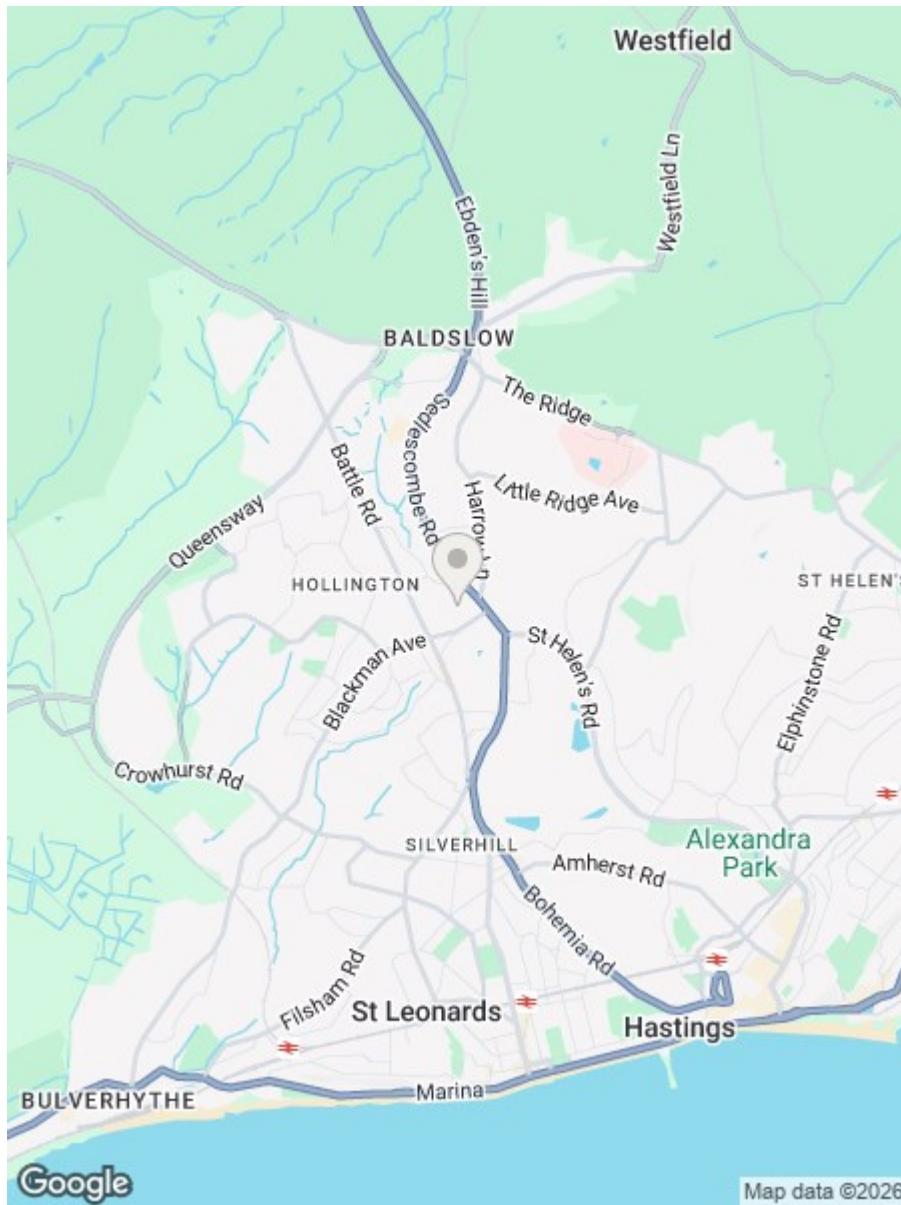
1249.81 ft<sup>2</sup>  
116.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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>	<b>EU Directive 2002/91/EC</b>	

#### 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>	<b>EU Directive 2002/91/EC</b>	