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**34 Kingsley Close, St. Leonards-On-Sea, East Sussex TN37 7BX**  
**£285,000 Freehold**

A beautifully presented three-bedroom end-of-terrace home, benefiting from a conservatory and an allocated parking space, quietly positioned within a popular and sought-after cul-de-sac. The property offers well-proportioned and well-maintained accommodation throughout, comprising an entrance hallway, a 15ft living room opening into the conservatory and a modern fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Outside, the home enjoys a private and family-friendly rear and side garden, providing excellent outdoor space, along with the convenience of an allocated parking space. Ideally located within easy reach of local schools and amenities, this property is considered an ideal family home and is perfectly suited to buyers seeking a quiet yet well-connected setting.







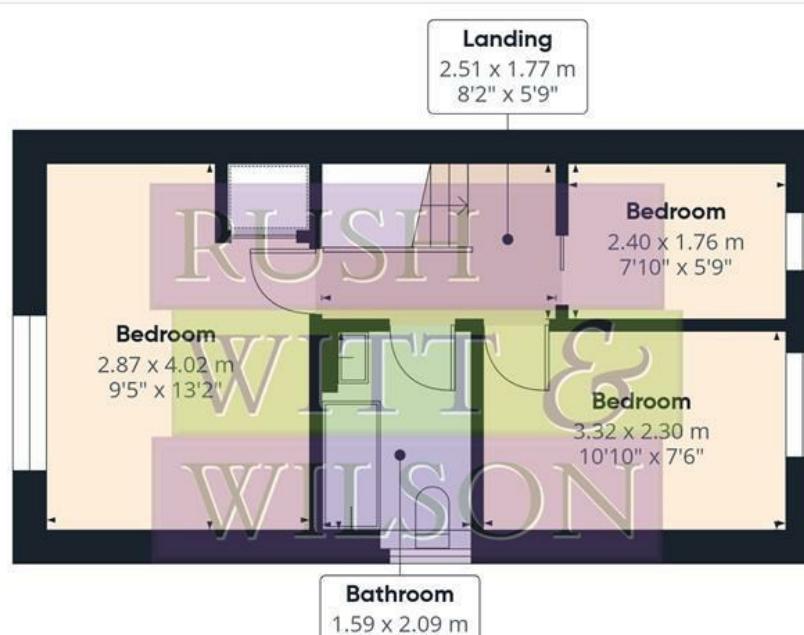


Approximate total area<sup>(1)</sup>

72.2 m<sup>2</sup>  
777 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>  
5 ft<sup>2</sup>

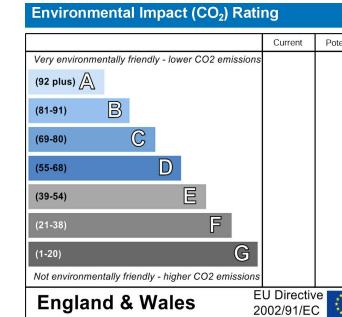
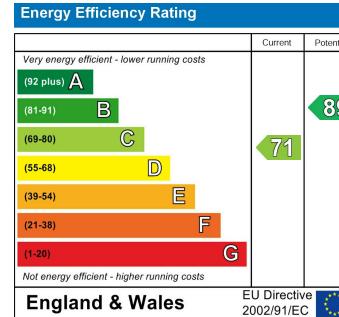
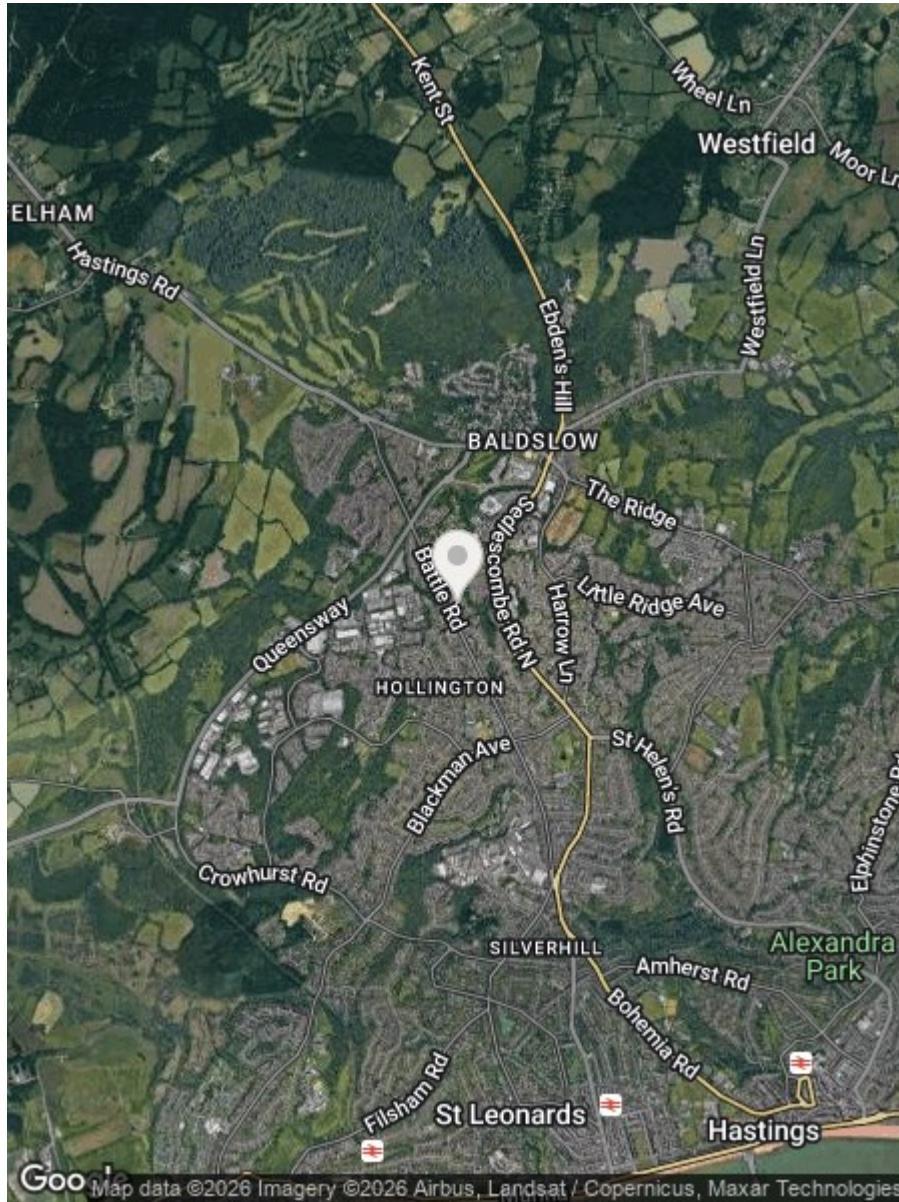


(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





#### Council Tax Band - B

**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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