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**18 Cliftonville Road, St. Leonards-On-Sea, TN38 8AG**  
**£265,000**

**Nestled on Cliftonville Road in the charming area of St. Leonards-On-Sea, this delightful three-bedroom house offers a perfect blend of comfort and convenience. The property features a spacious living room, ideal for relaxation and entertaining, and a well-appointed kitchen/breakfast room that invites family gatherings and culinary creativity.**

**The three bedrooms provide ample space for family living or guest accommodation, while the family bathroom ensures practicality for everyday needs. One of the standout features of this home is the generous rear garden, which presents an excellent opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting.**

**Additionally, the property boasts a large driveway, providing convenient off-road parking, and a shed built garage, offering extra storage space for tools, bicycles, or other belongings. This house is not just a home; it is a lifestyle choice, situated in a friendly community with easy access to local amenities and the beautiful coastline.**

**Whether you are a growing family or seeking a peaceful retreat, this property on Cliftonville Road is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely house your new home.**





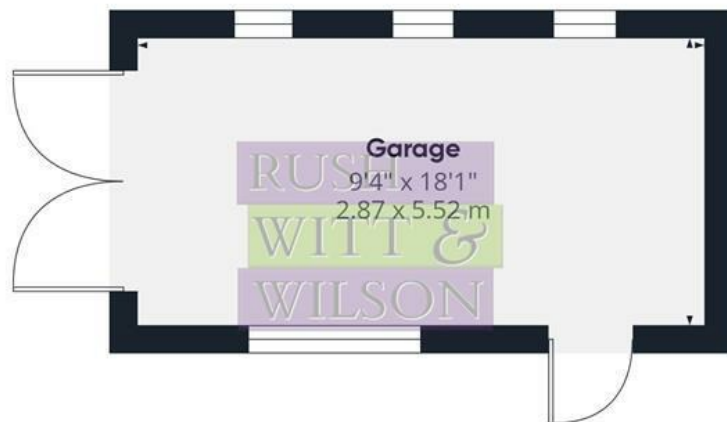




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

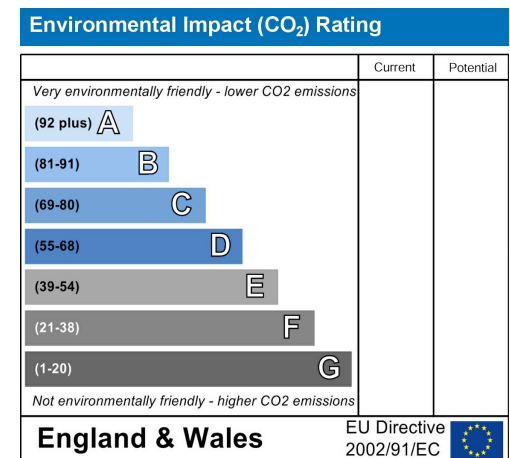
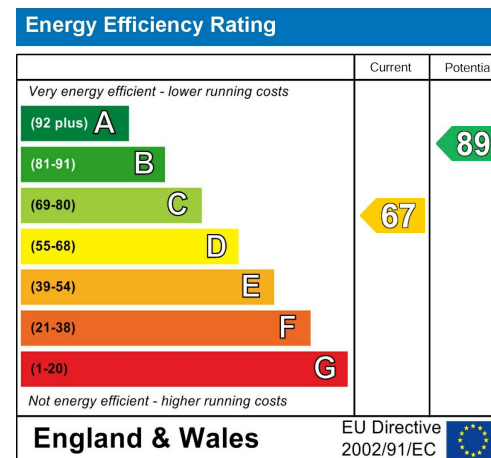
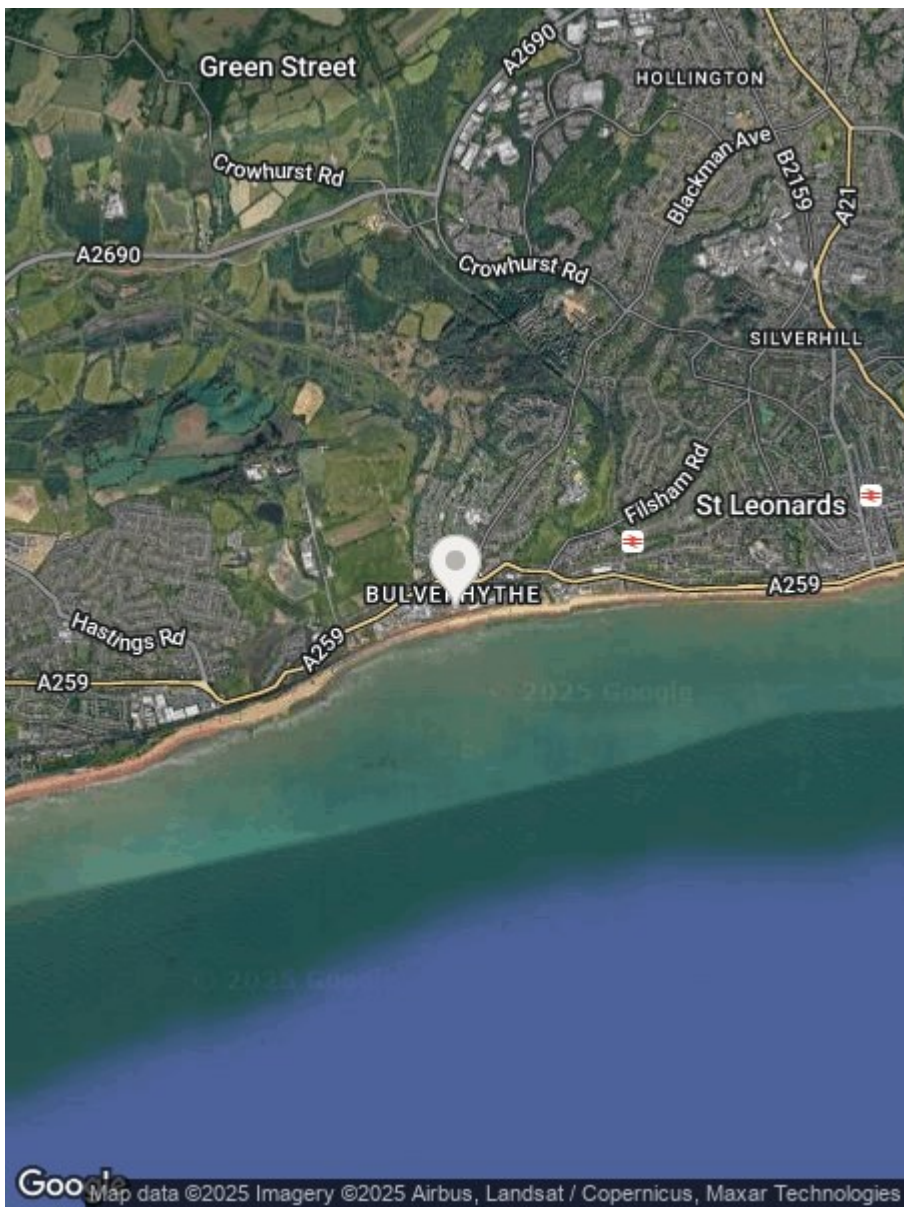
1427.84 ft<sup>2</sup>

132.65 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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