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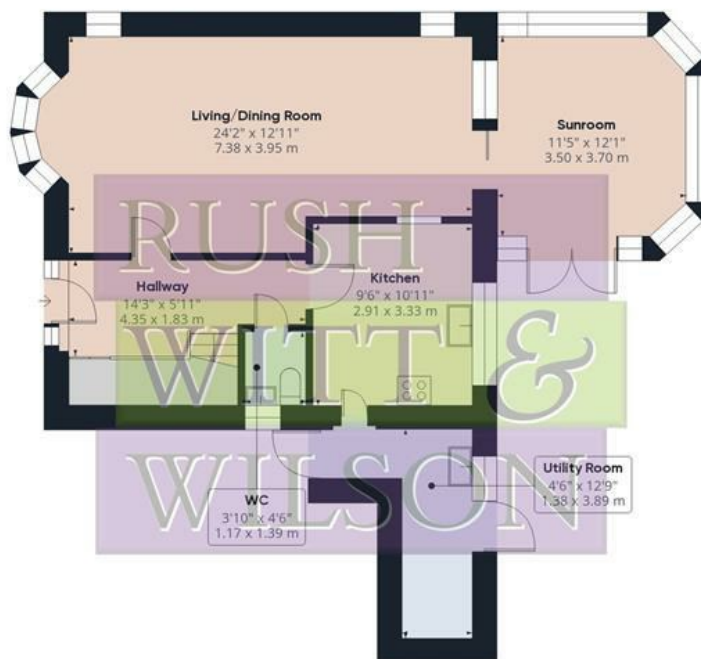
1 Ledsham Close, St. Leonards-On-Sea, East Sussex TN37 7LF
Offers In The Region Of £425,000

Nestled in the charming area of Ledsham Close, St. Leonards-On-Sea, this delightful detached family home offers a perfect blend of comfort and style. Spanning an impressive 1,243 square feet, the property boasts a well-designed layout that is ideal for family living. Upon entering, you are welcomed into a spacious hallway that follows into the main reception room, which serves as the heart of the home. This inviting space is perfect for entertaining guests or enjoying quiet evenings with family. Following from this the property features a functional kitchen with practicality in mind, ensuring that meal preparation is a breeze. The house also features three generously sized bedrooms, providing ample space for relaxation and privacy. Each room is filled with natural light and one of the standout features of this home is the stunning views available from the first floor and the south facing garden, allowing you to enjoy the picturesque surroundings and the beauty of the local landscape. The property also includes a downstairs cloakroom/wc and a modern shower room, ensuring convenience for both residents and visitors. Situated in a peaceful neighbourhood, this home offers a tranquil retreat while still being within easy reach of local amenities and the beautiful coastline. St. Leonards-On-Sea is known for its vibrant community and picturesque surroundings, making it an excellent choice for those seeking a balanced lifestyle.









Floor 0

Approximate total area⁽¹⁾

1243.98 ft²

115.57 m²



Floor 1

(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.


GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	65	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

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