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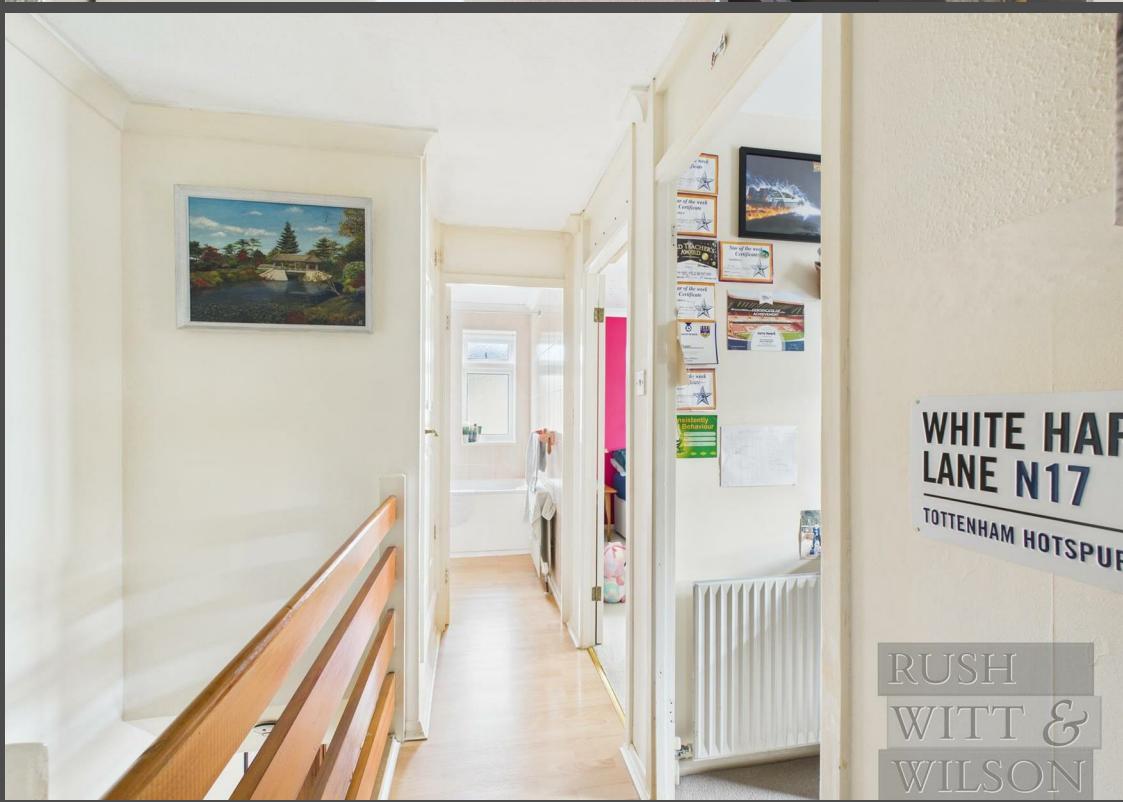
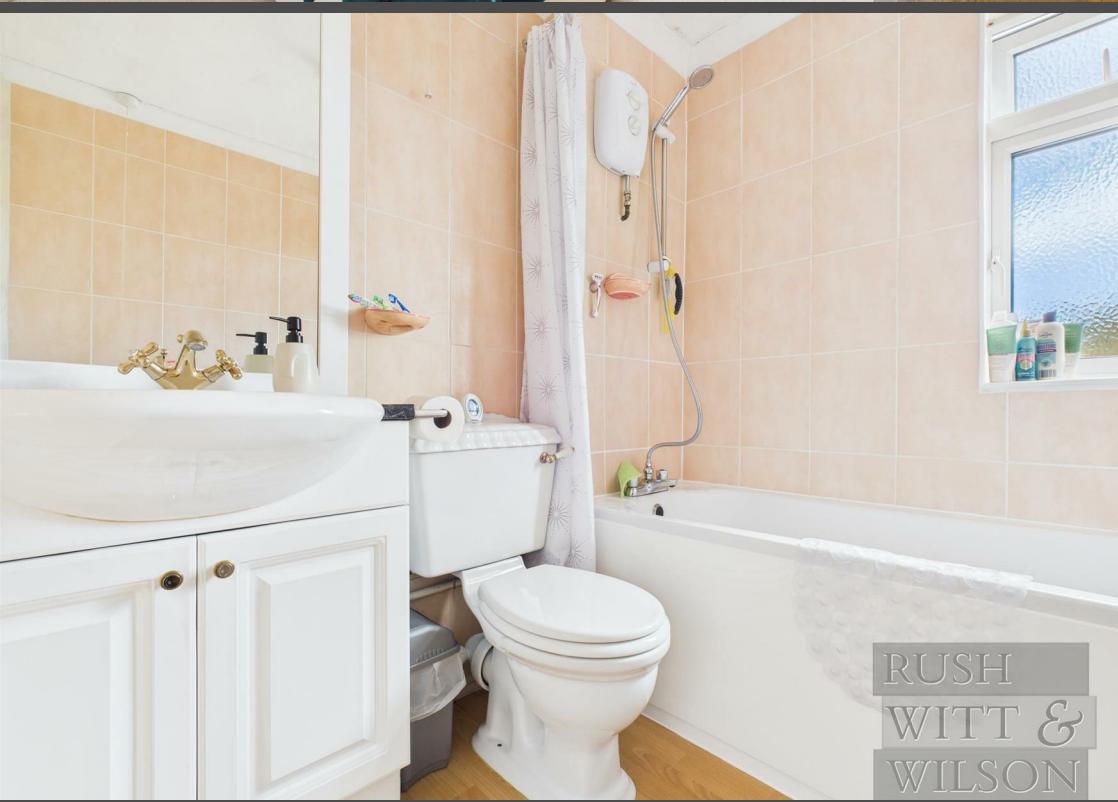
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43 Kingsley Close, St. Leonards-On-Sea, TN37 7BX
Offers In Excess Of £200,000 Freehold

Nestled in the charming area of Kingsley Close, this delightful terraced house presents an excellent opportunity for first-time buyers. The property boasts a warm and inviting atmosphere, perfect for creating a loving home. The house features two well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a versatile area, ideal for entertaining guests or enjoying quiet evenings in. The property also includes a bathroom, ensuring convenience for daily living. One of the standout features of this home is its south-facing rear garden, which benefits from a sunny aspect. This outdoor space is perfect for gardening enthusiasts or those who simply wish to bask in the sun during warmer months. The garden offers a wonderful setting for al fresco dining or enjoying a peaceful moment outdoors. In addition to its appealing interior and outdoor space, the property comes with an allocated parking space, providing ease and security for your vehicle. The location is particularly advantageous, as it is situated close to local shops, making daily errands and leisure activities easily accessible. This two-bedroom terraced house is an ideal first home, combining comfort, convenience, and a lovely outdoor area. With its inviting atmosphere and prime location, it is sure to attract those looking to settle in a friendly community. Do not miss the chance to make this charming property your own.









Floor 0

Approximate total area⁽¹⁾

47.3 m²

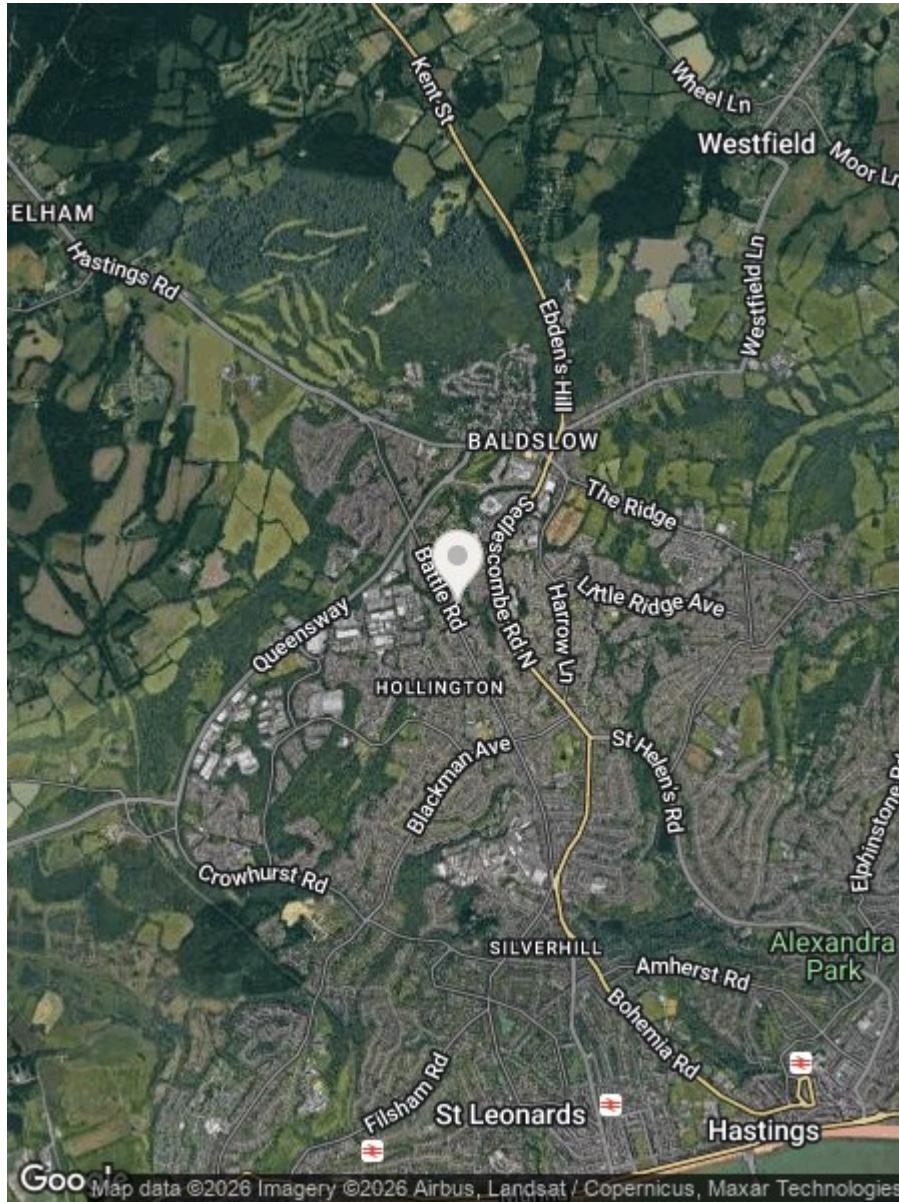
509 ft²



Floor 1

(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.



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			
England & Wales		EU Directive 2002/91/EC	

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

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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