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1 Lydd Close, St. Leonards-On-Sea, East Sussex TN38 9AD
Offers In Excess Of £275,000

Nestled in the desirable Lydd Close, St Leonards On Sea, this charming attached house presents an excellent opportunity for those seeking a modern and well-maintained home. Constructed in 2009, the property is situated in a popular residential area, providing convenient access to local amenities. Upon entering, you are greeted by an inviting entrance hall that leads to a cloakroom and WC, ensuring practicality for family living. The heart of the home is the spacious open-plan L-shaped lounge and dining area, perfect for both relaxation and entertaining. The modern fitted kitchen is equipped with built-in appliances, reflecting a high standard of finish that is characteristic of properties in this category.

The first floor comprises three well-proportioned bedrooms, offering ample space for family or guests, along with a contemporary bathroom that features modern fittings. The property is presented in immaculate decorative order throughout, making it ready for you to move in without the need for any immediate renovations.

Externally, the property boasts gardens to both the front and rear, providing a lovely outdoor space for leisure and enjoyment. Additionally, there is a garage located at the rear, along with off-road parking, adding to the convenience of this delightful home.

Further highlights include double glazing and gas central heating, ensuring comfort throughout the year. Viewings are highly recommended by the vendors' sole agents, Rush Witt, to fully appreciate the quality and appeal of this wonderful home.









Approximate total area⁽¹⁾

683.2 ft²

63.47 m²

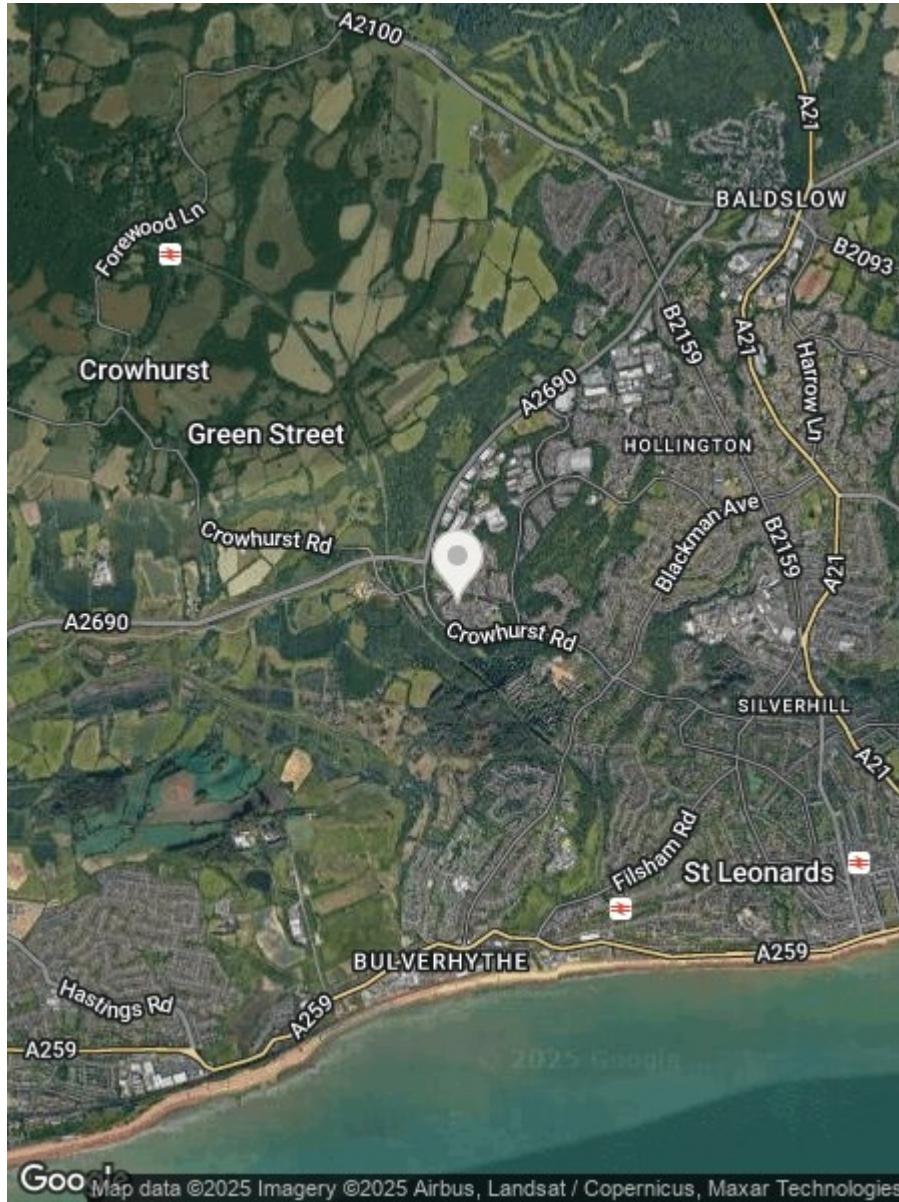
Floor 0



(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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		78
(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 (CO₂) 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	