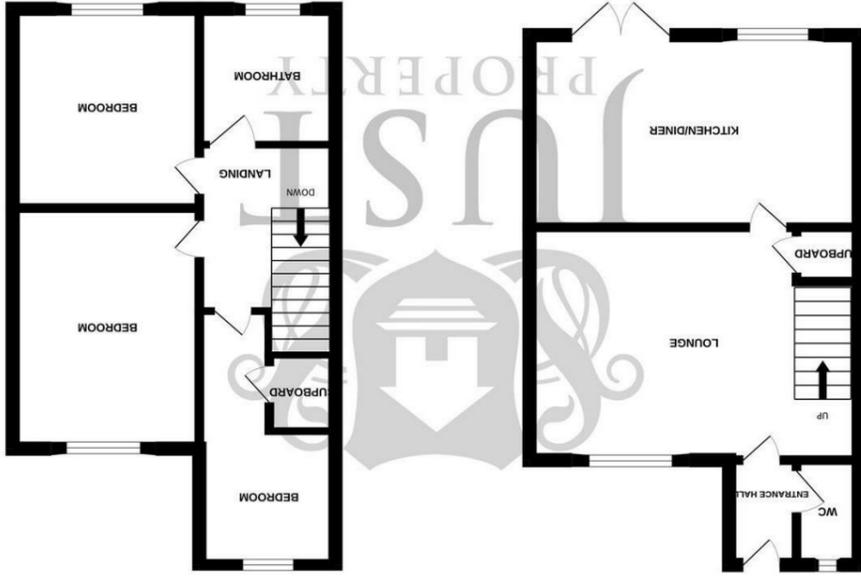


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	74
Potential	88



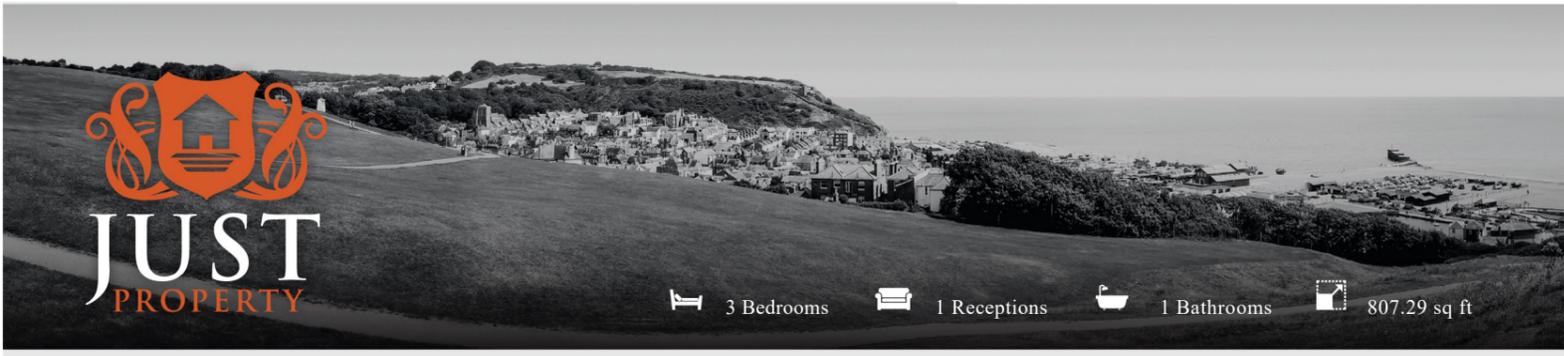
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error. The floorplan and photographs shown here are not intended as a guarantee of any kind. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters of information that are important to you.



FLOORPLANS

12 Kite Close., St. Leonards-On-Sea, TN38 8DR

www.justproperty.net



3 Bedrooms | 1 Receptions | 1 Bathrooms | 807.29 sq ft

Freehold

£330,000

12 Kite Close., St. Leonards-On-Sea, TN38 8DR





3 Bedrooms 1 Receptions 1 Bathrooms 807.29 sq ft

PROPERTY DETAILS

*** Offers In Excess of £330,000 ***

Beautifully presented three-bedroom semi-detached family home with off-road parking, situated in a quiet cul-de-sac within easy reach of well-regarded local schools, bus routes and nearby amenities.

Purchased by the current owners in 2024, the property has since been tastefully improved with a newly fitted kitchen and updated bathrooms, creating a stylish and move-in ready home ideal for modern family living.

The ground floor accommodation comprises a welcoming entrance lobby, a bright and comfortable living room featuring decorative wall panelling and useful under-stairs storage, along with a convenient downstairs cloakroom. To the rear of the property is the modern kitchen/dining room, recently installed and offering generous storage and worktop space, with large patio doors opening directly onto the rear garden, perfect for entertaining and everyday family life.

Upstairs, the first floor provides three well-proportioned bedrooms, two of which are doubles, while the third benefits from built-in storage. The family bathroom has also been recently updated, offering a contemporary suite with a bath and shower over.

Outside, the enclosed rear garden is arranged with a spacious decked seating area leading onto a level lawn, complemented by a raised flower bed and a summer house, creating a great outdoor space to relax or entertain. There is also gated side access. To the front, the property benefits from off-road parking for one vehicle.

Set within a sought-after residential location, this attractive home would make an ideal first-time purchase or family home and early viewing is highly recommended.



ROOM DIMENSIONS

Front Door

Entrance Hall

Living Room
17'6" x 12'10" (5.33m x 3.91m)

Kitchen Diner
17'6" x 9'7" (5.35 x 2.94)

Downstairs W.C

Stairs to Landing

Bedroom
12'0" x 9'8" (3.67 x 2.96)

Bedroom
9'8" x 9'3" (2.96 x 2.84)

Bedroom
13'7" max x 6'8" (4.15 max x 2.05)

Bathroom

Rear Garden

Off Road Parking

FEATURES

- Semi-Detached House
- Three Bedrooms
- Newly Fitted Kitchen
- 17'6" x 12'10" Living Room
- Newly Fitted Bathroom
- Level Rear Garden
- Off Road Parking
- Well Presented Throughout

