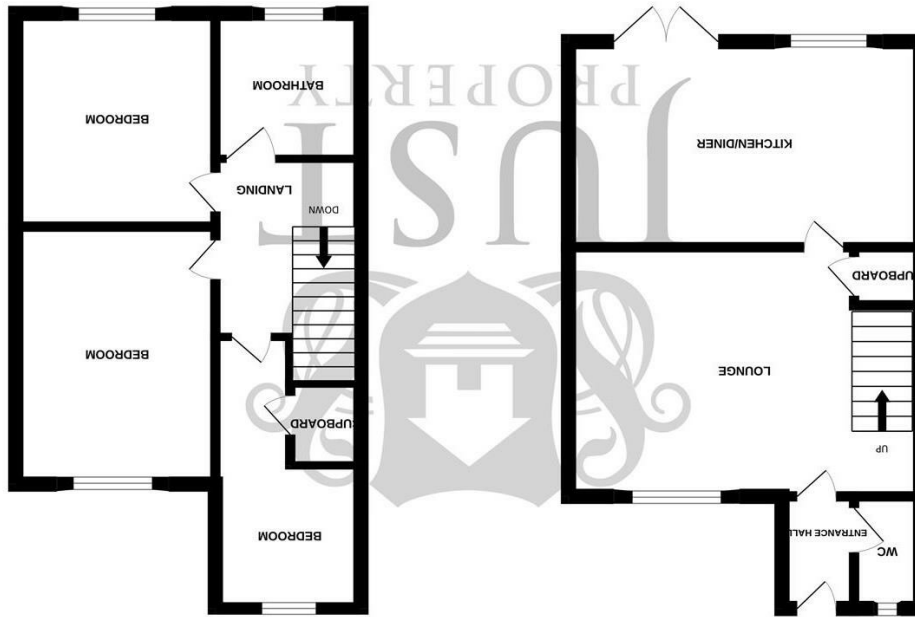


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	74
Potential	88



1ST FLOOR GROUND FLOOR

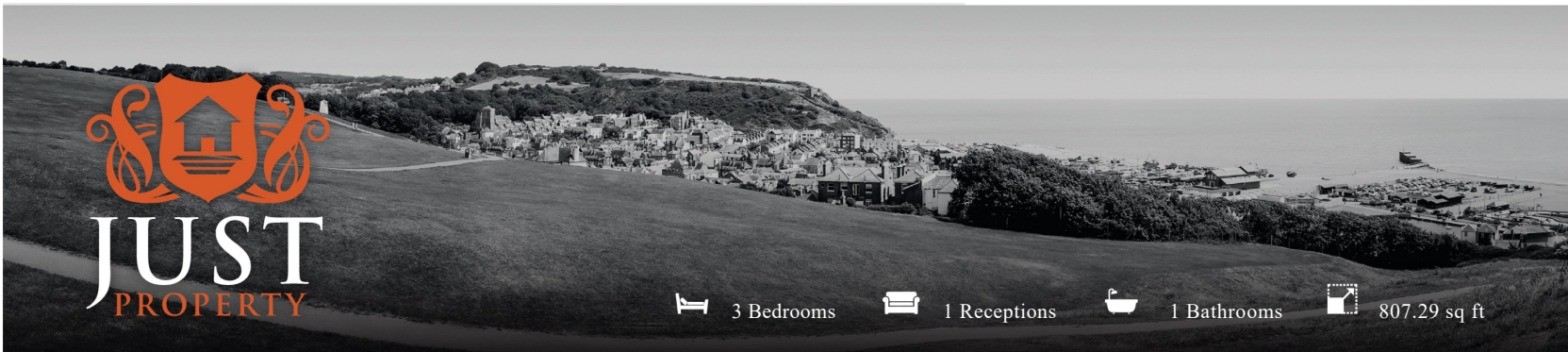
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, fixtures and fittings are approximate and should be used as a guide only. The floorplan is for illustrative purposes only and should not be used as a basis for any offer of purchase. The services, fixtures and fittings shown here are not intended as a guarantee as to their quality or efficiency. Please contact the agent for more information.



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

FLOORPLANS

www.justproperty.net



3 Bedrooms 1 Receptions 1 Bathrooms 807.29 sq ft

Freehold

£320,000

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





Freehold

£320,000



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

