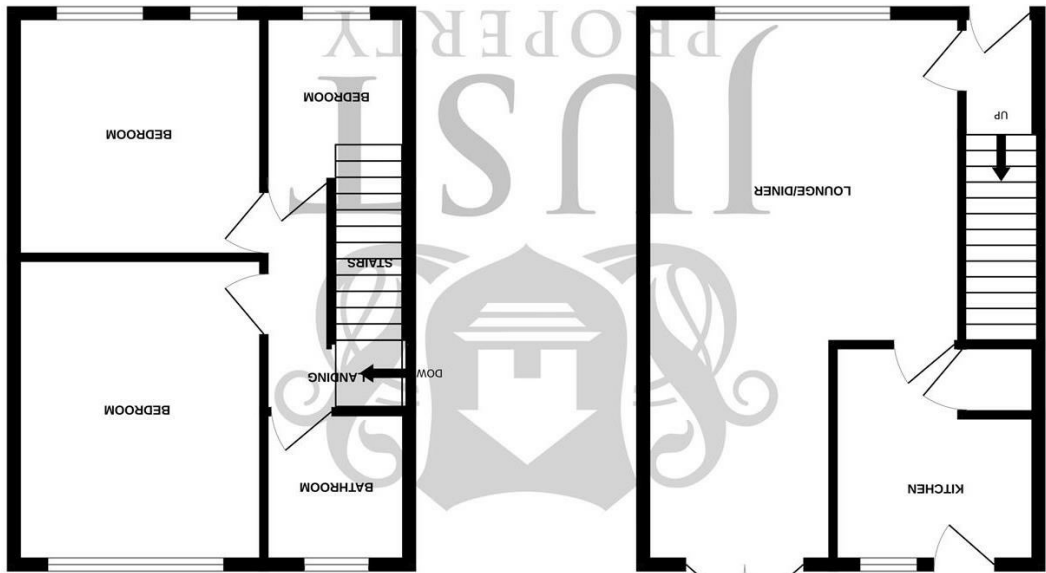




Energy Efficiency Rating		
EU Directive 2002/91/EC		
England & Wales		
Not energy efficient - higher running costs		
G (1-20)		
F (21-38)		
E (39-54)		
D (55-68)		
C (69-80)		
B (81-91)		
A (92 plus)		
Very energy efficient - lower running costs		
Current	71	
Potential	79	



GROUND FLOOR

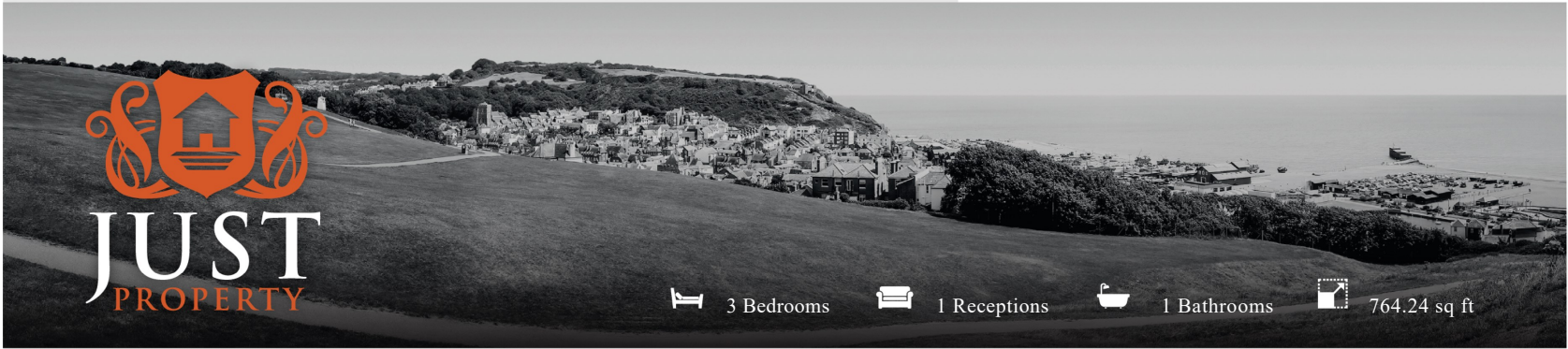
1ST FLOOR



9 Laleham Close, St. Leonards-On-Sea, TN37 7JH

FLOORPLANS

www.justproperty.net



9 Laleham Close, St. Leonards-On-Sea, TN37 7JH

3 Bedrooms 1 Receptions 1 Bathrooms 764.24 sq ft

Freehold

£325,000





Freehold

£325,000

3 Bedrooms 1 Receptions 1 Bathrooms 764.24 sq ft

PROPERTY DETAILS

A bright and spacious three-bedroom terraced home with off-road parking, occupying a desirable position within a quiet cul-de-sac. Ideally positioned for family life, the property is within easy reach of local schools, good transport links, a range of shops and the Conquest Hospital.

Well presented throughout, the accommodation offers a welcoming living room to the front of the property which flows through to a dining area and a modern fitted kitchen. The kitchen is fitted with an attractive range of units providing ample storage and worktop space.

To the first floor are three well-proportioned bedrooms, including two generous double rooms, together with a stylish contemporary shower room.

The rear garden is a particular highlight, enjoying a secluded and leafy backdrop with multiple seating areas, a patio accessed by the dining room and a private section of woodland behind the garden, creating a wonderful space to relax and entertain. To the front there is an attractive garden and an allocated private parking space.

Offering spacious accommodation, a peaceful setting and excellent family-friendly amenities nearby, this wonderful home must be viewed to be fully appreciated.



ROOM DIMENSIONS

Front Door	Bathroom
Entrance Hallway	6'5" x 5'10" (1.96 x 1.78)
Lounge Area	Front Garden
13'5" x 12'10" (4.11 x 3.93)	Rear Garden
Dining Space	Allocated Residents Parking
9'2" x 7'10" (2.81 x 2.41)	
Kitchen	
9'3" x 8'3" (2.82 x 2.52)	
Stairs Up To Landing	
Bedroom	
11'11" x 10'5" (3.65 x 3.20)	
Bedroom	
10'4" x 10'3" (3.17 x 3.14)	
Bedroom	
7'0" x 6'0" (2.15 x 1.85)	

FEATURES

- Beautifully Presented Home
- Three Bedrooms
- Allocated Residents Parking
- Quiet Position in Residential Close
- Great Garden With Decking
- Area of Woodland
- Close To Local Schools
- Fantastic Family Property

