

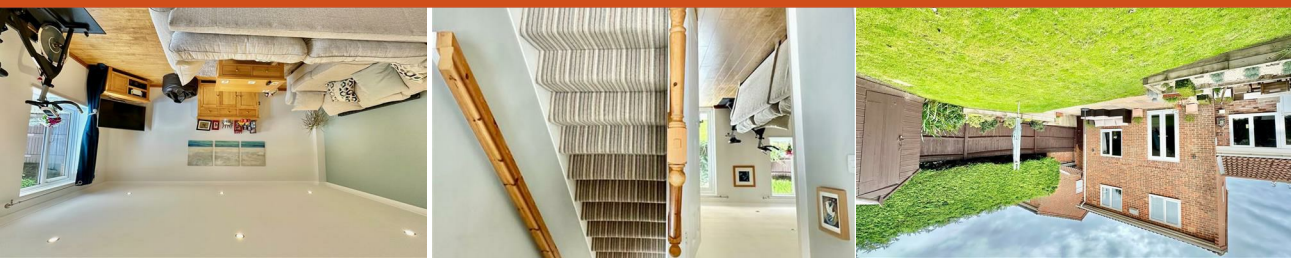
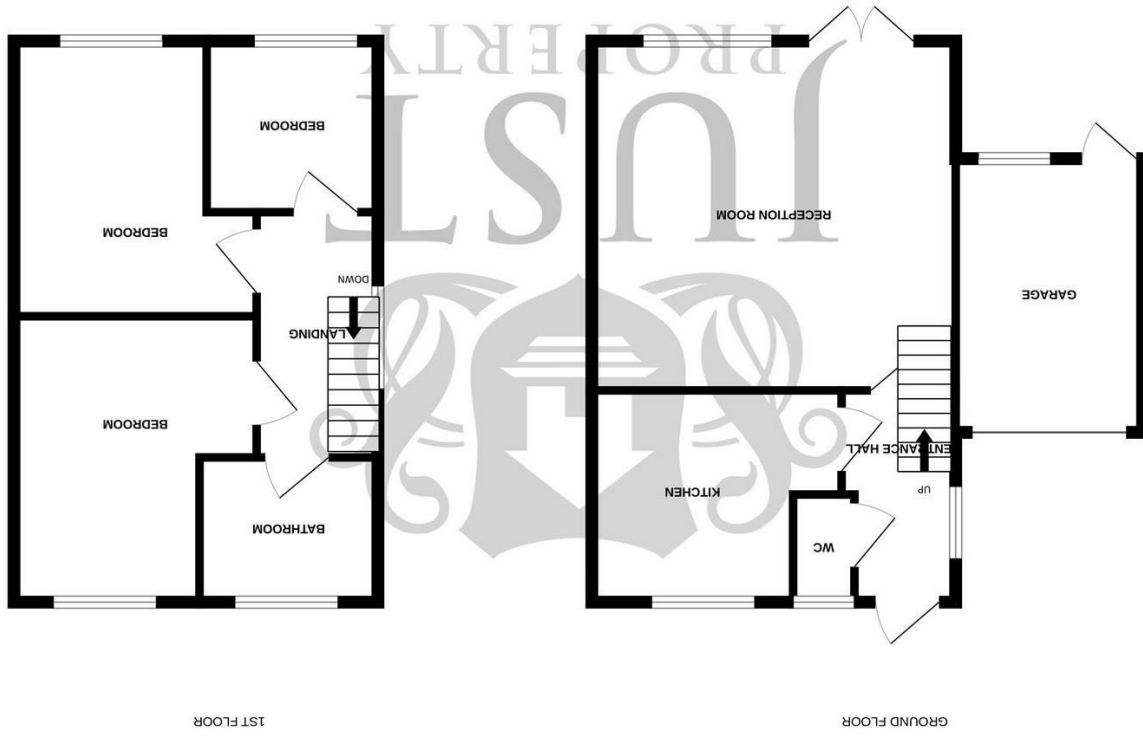
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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England & Wales	
EU Directive 2002/91/EC	
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	

Energy Efficiency Rating

58

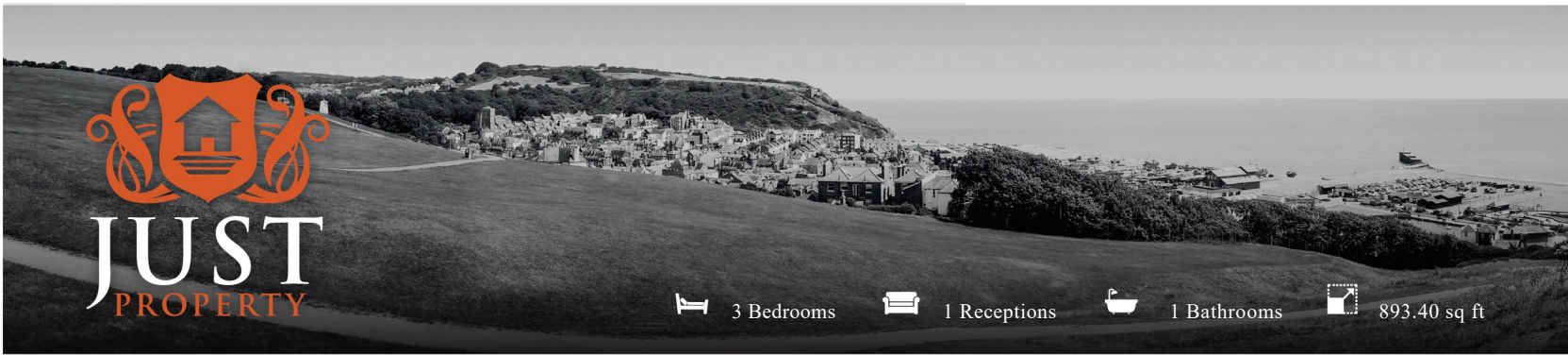
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FLOORPLANS

72 The Links, St. Leonards-On-Sea, TN38 0UW

www.justproperty.net



3 Bedrooms | 1 Receptions | 1 Bathrooms | 893.40 sq ft

Freehold

£374,950

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PROPERTY DETAILS

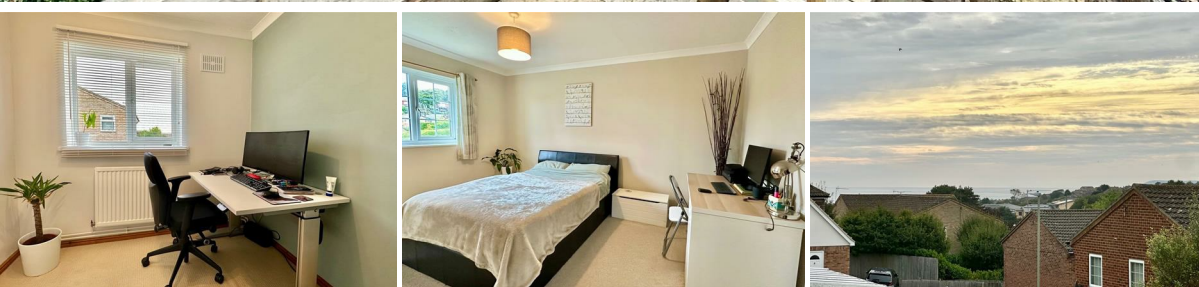
A beautifully presented three-bedroom detached home situated in a quiet, sought-after residential area of St Leonards.

Conveniently located close to local shops, bus routes, schools, and just a short distance from St Leonards town centre, Hastings, and the seafront with its promenade, this property offers both comfort and excellent accessibility.

The accommodation has been finished to a high standard by the current owners and includes a welcoming entrance hallway with a useful ground floor WC, a recently updated kitchen with integrated appliances and excellent lighting, and a spacious open-plan reception room with French doors opening onto the rear garden. On the first floor, there is a family bathroom, two well-proportioned double bedrooms, and a slightly smaller third bedroom, which enjoy fantastic views towards the English Channel from the rear of the property.

Externally, the property benefits from an attractive front garden, off-road parking, and a spacious garage. The fully enclosed rear garden features side access, a lawn, patio area, and well-maintained plants and shrubs, perfect for outdoor entertaining or relaxation.

Additional benefits include recently installed UPVC double glazing and gas central heating. This detached home is a real credit to the current owners and viewing is highly recommended by the vendor's sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Entrance Hallway

WC

Kitchen
8'11" x 8'11" (2.74 x 2.74)

Open Plan Reception Room
16'11" x 16'0" (5.18 x 4.88)

Stairs To Landing

Bedroom
12'11" x 10'11" (3.96 x 3.35)

Bedroom
12'11" x 8'11" (3.96 x 2.74)

Bedroom
7'10" x 7'10" (2.39 x 2.39)

Bathroom

Front Garden

Off Road Parking

Garage

Rear Garden

Garden Shed

FEATURES

- Detached Family Home
- Three Spacious Bedrooms
- Modern Recently Fitted Kitchen
- Garage and Off Road Parking
- Lovely Rear Garden and Patio
- Very Well Presented
- Close To Schools and Amenities
- On Bus Route
- New UPVC Windows
- Gas Central Heating

