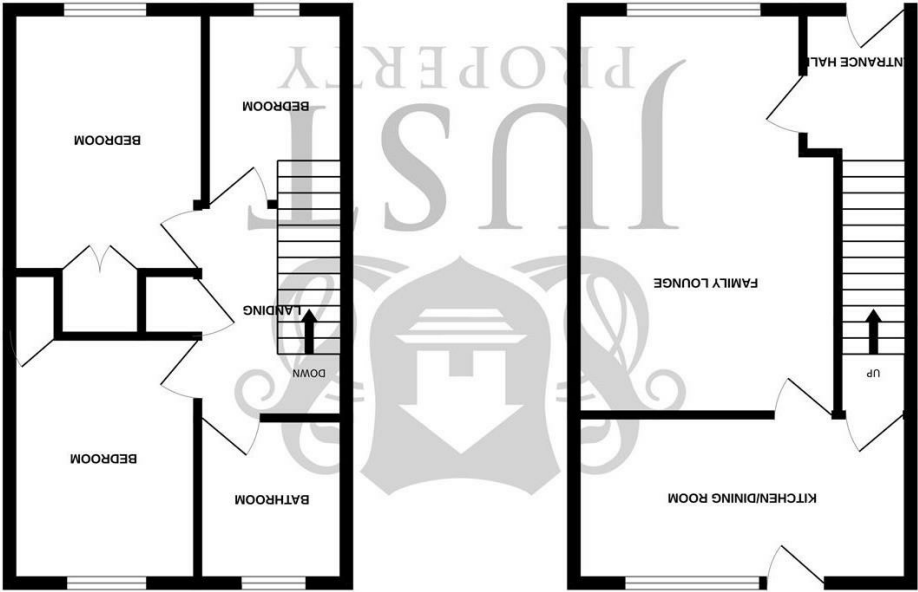




Energy Efficiency Rating		England & Wales	
EU Directive 2002/91/EC			
Potential	Current	Not energy efficient - higher running costs	
		Very energy efficient - lower running costs	
		A (92 plus)	
		B (81-91)	
	73	C (69-80)	
79		D (55-68)	
		E (39-54)	
		F (21-38)	
		G (1-20)	



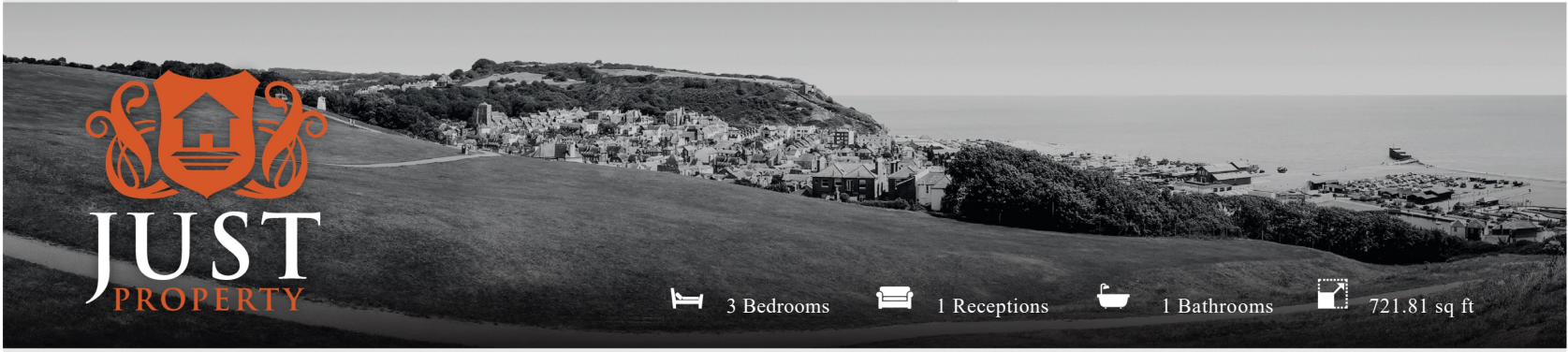
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The floorplans, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. The floorplans are for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.

FLOORPLANS

7 Helensdene Walk, Bloomfield Road, St. Leonards-On-Sea, TN37 6EY



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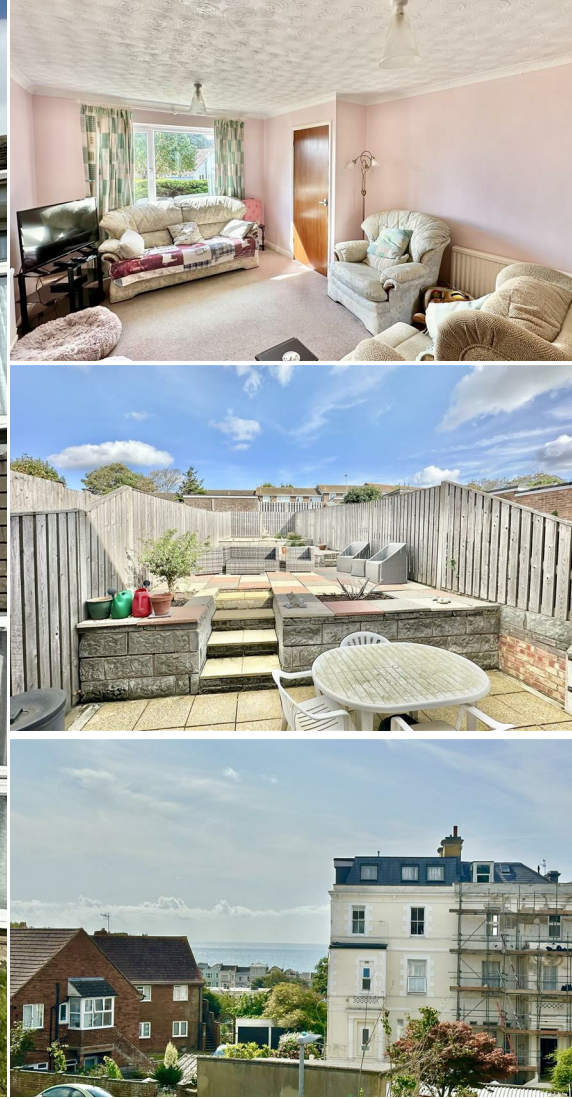


3 Bedrooms 1 Receptions 1 Bathrooms 721.81 sq ft

7 Helensdene Walk, Bloomfield Road, St. Leonards-On-Sea, TN37 6EY

Freehold

£285,000





Freehold

£285,000

3 Bedrooms 1 Receptions 1 Bathrooms 721.81 sq ft

PROPERTY DETAILS

Positioned within a small residential development, this three-bedroom end-of-terrace home enjoys sea views from the front and is just moments from St Leonards mainline railway station. The property is also ideally located close to a fantastic range of independent shops, cafés, entertainment spaces, and the beautiful seafront and promenade.

The accommodation comprises a spacious hallway leading to a well-proportioned family lounge, along with a fitted kitchen/dining room which includes a useful storage cupboard. On the first floor, there are two generous double bedrooms, both with built-in storage, a smaller third bedroom, and a family bathroom.

Externally, the property offers an attractive front garden, additional built-in storage to the front of the house, and a very low-maintenance rear garden. Further benefits include a garage, providing either parking or additional storage space.

The property is conveniently located near several primary and secondary schools - at least three within close proximity - making it an excellent choice for families as well as singles or couple.

Please contact the sole agents, Just Property, to arrange your viewing of this well-located family home.



ROOM DIMENSIONS

Front Door	Built in Wardrobe
Hallway	Bedroom 8'5" x 6'0" (2.57 x 1.83)
Family Lounge 17'0" x 11'8" (5.20 x 3.58)	Front Gardens
Kitchen / Dining Room 14'11" x 7'2" (4.56 x 2.19)	Outside Storage
Storage	Rear Garden
Stairs Up To Landing	Garage in Block
Bathroom 6'3" x 6'1" (1.91 x 1.86)	
Bedroom 11'10" x 8'6" (3.61 x 2.61)	
Built In Wardrobe	
Bedroom 10'5" x 8'6" (3.20 x 2.61)	

FEATURES

- Three Bedrooms
- End Of Terrace House
- Sea Views
- Walking Distance To Stations, Shops and Seafront
- Gas Central Heating
- UPVC Double Glazing
- Garage in Block
- Front and Rear Gardens
- Peaceful Residential Setting



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.