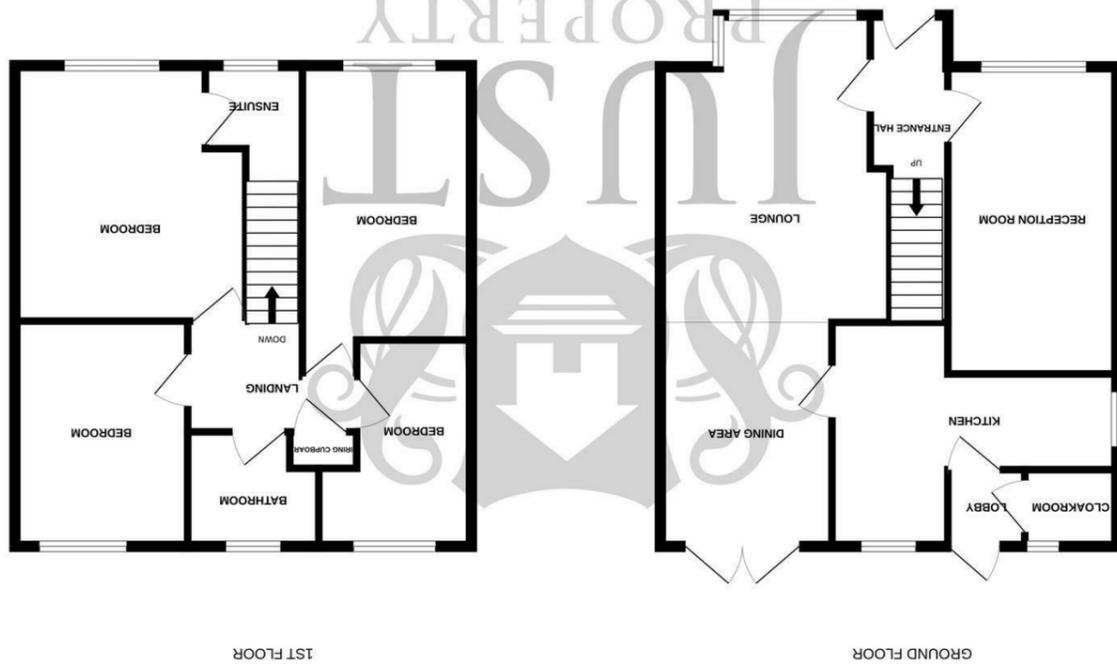


England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



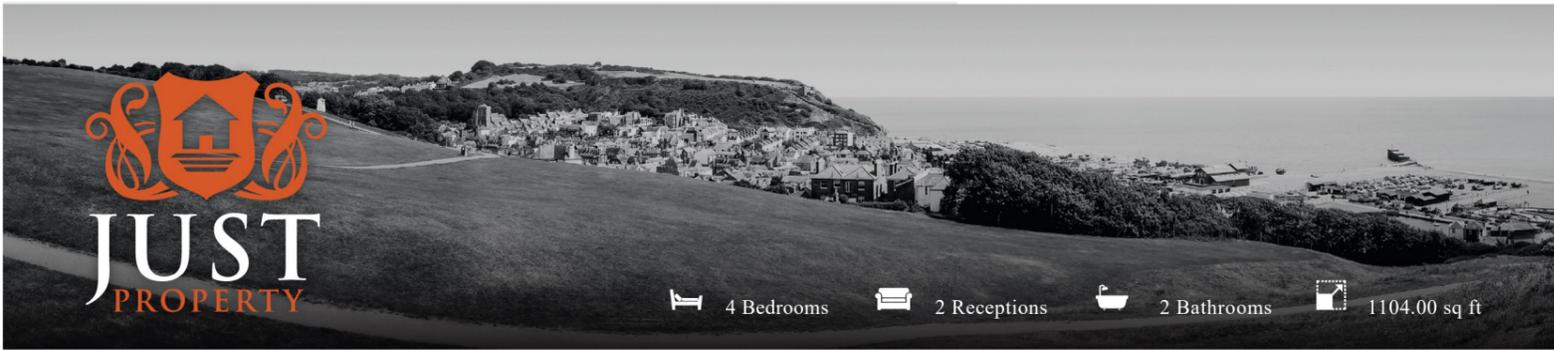
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. prospective purchaser. This plan is for illustrative purposes only and should not be used as such by any. as to their operation or efficiency can be given.



FLOORPLANS

2 The Poplars Leybourne Gardens, St Leonards On Sea, TN37 7PU

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1104.00 sq ft

Freehold

£430,000

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Freehold

£430,000

4 Bedrooms

2 Receptions

2 Bathrooms

1104.00 sq ft

PROPERTY DETAILS

A stylish and well-presented four-bedroom detached home, tucked away in a small and exclusive close of just three properties, ideally positioned for local schools, amenities in Silverhill, and the open green spaces of Alexandra Park.

This attractive home offers spacious and versatile accommodation, featuring an impressive 28ft bay-fronted sitting/dining room—perfect for both relaxing and entertaining. The L-shaped modern kitchen is fitted with integrated appliances and complemented by a useful utility area, while a downstairs cloakroom adds everyday convenience. A separate reception room provides flexibility as a formal dining room, home office, or fifth bedroom.

Upstairs, the property continues to impress with a generous principal bedroom benefiting from an en-suite shower room, alongside three further well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property enjoys off-road parking to the front and a private, enclosed paved garden to the rear—ideal for low-maintenance outdoor living.

Further benefits include gas central heating and double glazing throughout.

Viewing is highly recommended and strictly by appointment with sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Entrance Hall

Sitting Room/Diner
27'11" x 11'10" max (8.53 x 3.61 max)

Kitchen
16'0" x 14'0" max (4.88 x 4.27 max)

Rear Outer Lobby

Downstairs Cloakroom

Dining Room/Bedroom

First Floor Landing

Principle Bedroom
13'10" x 12'0" (4.24 x 3.66)

En-suite Shower Room

Bedroom
12'11" x 8'11" (3.96 x 2.72)

Bedroom

11'3" x 8'7" (3.45 x 2.62)

Bedroom

9'3" x 7'8" (2.82 x 2.34)

Bathroom/W.C

Front Garden

Off Road Parking

Rear Garden

FEATURES

- Detached Family House
- Close to Amenities
- Four Bedrooms
- Two Reception Rooms
- L-Shaped Kitchen
- En-suite & Bathroom
- Enclosed Rear Garden
- Off Road Parking

