



England & Wales		
EU Directive 2002/91/EC		
		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
		Potential



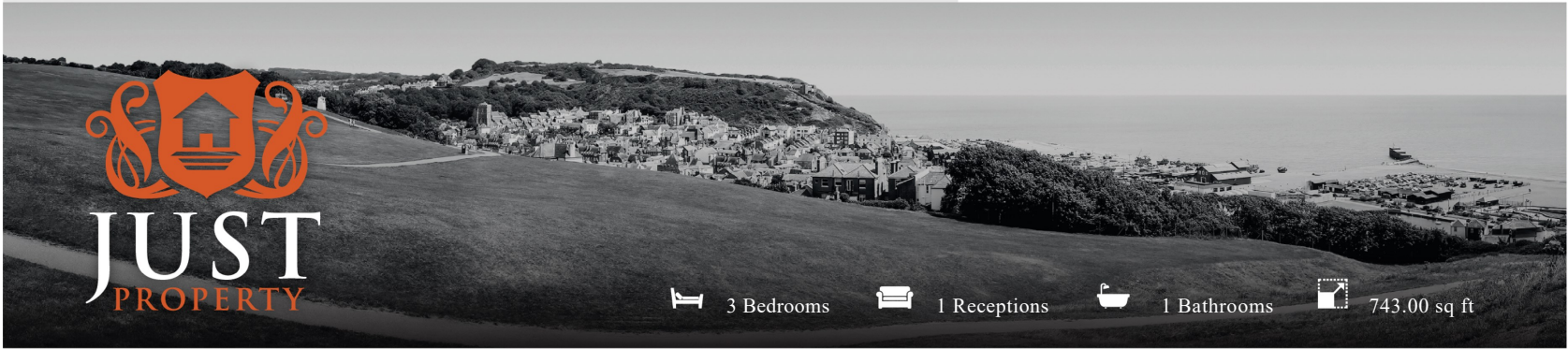
What every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms and appurtenances shown have not been made and no guarantee as to their operability or efficiency can be given. The service, opinion and appurtenances shown have not been made and no guarantee as to their operability or efficiency can be given.



FLOORPLANS

10 St. Catherines Close, St. Leonards-On-Sea, TN37 6SR

www.justproperty.net



3 Bedrooms 1 Receptions 1 Bathrooms 743.00 sq ft

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Freehold

£295,555





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PROPERTY DETAILS

This modern three bedroom mid-terraced house is ideally positioned within a quiet tucked away cul-de-sac, while remaining within easy reach of both the seafront and the wide range of amenities that St Leonards has to offer. Conveniently located close to local shops, schools, bus routes and transport links, the property would make an excellent first time purchase, family home or buy-to-let investment. The vibrant heart of St Leonards, with its independent cafés, restaurants, galleries and promenade, is also easily accessible.

The accommodation is well arranged and offers a bright and spacious feel throughout. As you enter the property, you are welcomed by an entrance hallway which leads through to the open plan kitchen and living space, creating a sociable and practical layout ideal for modern living. The kitchen is positioned to the front of the property and is fitted with a range of modern wall and base units with complementary worktops, an integrated oven and hob, space for additional appliances and a wall mounted gas boiler.

To the rear, the spacious living room enjoys plenty of natural light and provides direct access onto the rear garden via double glazed sliding patio doors, making it an excellent entertaining space and ideal for indoor and outdoor living during the warmer months.

On the first floor there are three well-proportioned bedrooms along with a family bathroom.

Outside, the rear garden offers a pleasant space to relax and enjoy, while the property further benefits from allocated off road parking.

Viewing is highly recommended with the vendors' chosen sole agents.

ROOM DIMENSIONS

Front Door

Entrance Hallway

Kitchen / Breakfast Room Into
10'9" x 8'9" (3.28 x 2.67)

Lounge and Dining Room
17'3" x 14'0" (5.28 x 4.28)

Stairs Up To Landing

Bedroom
14'1" x 8'7" (4.30 x 2.62)

Bedroom
9'7" x 8'5" (2.93 x 2.59)

Bedroom
9'7" x 6'1" (2.93 x 1.87)

Bathroom

Enclosed Rear Garden

FEATURES

- Three Spacious Bedrooms
- South Facing Rear Garden
- Allocated Parking Space
- Open Plan Layout To Ground Floor
- Fitted Kitchen
- Close To Town and Shops
- Gas Central Heating
- UPVc Windows
- Ideal Family Home



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.