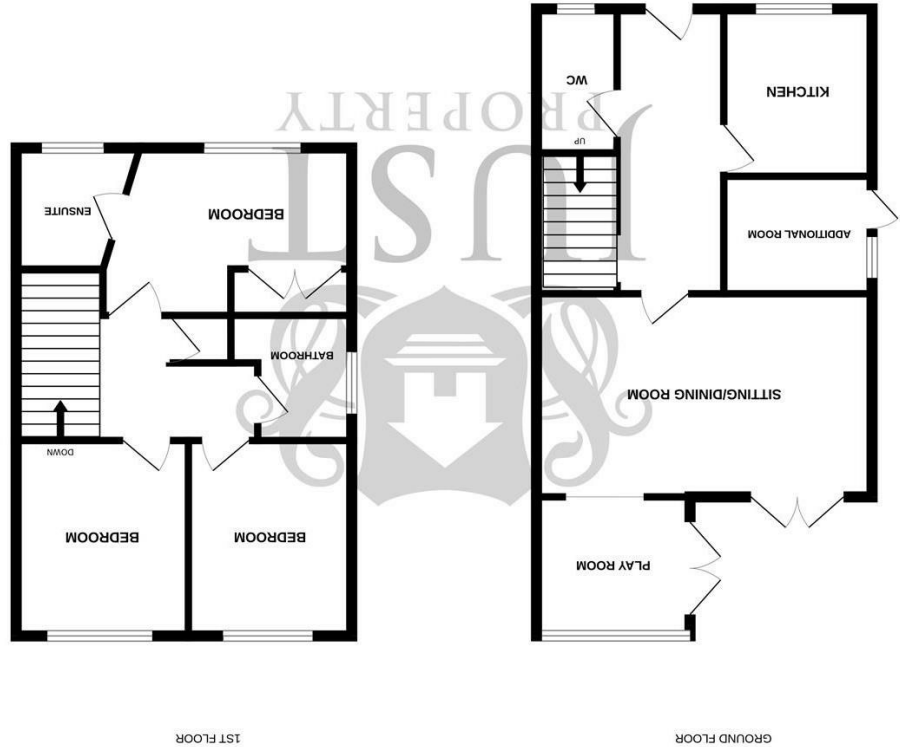


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	76
Potential	82



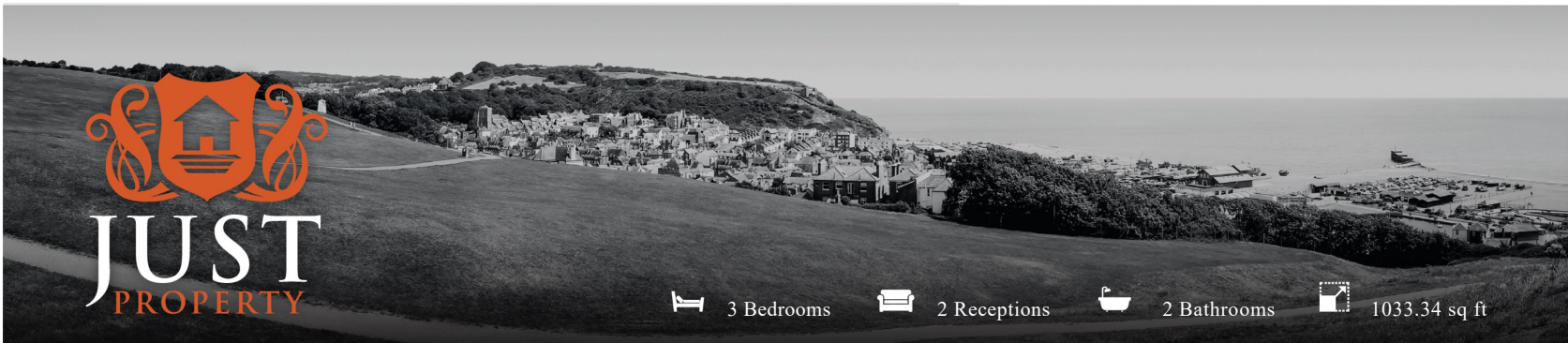
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, areas, volumes and distances shown are approximate and should be used as a guide only. Prospective purchasers should verify these measurements and distances by their own means and no guarantee is made with respect to them.



FLOORPLANS

1 Mistral Close, St. Leonards-On-Sea, TN37 7RY

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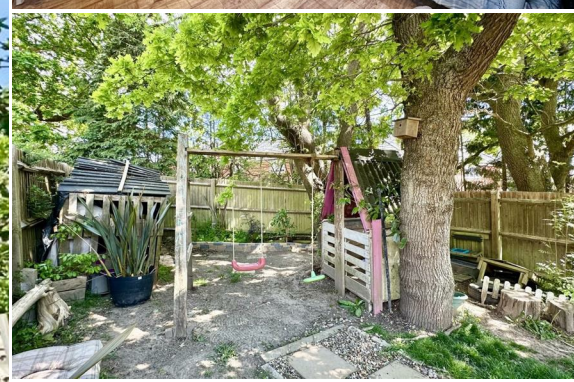


3 Bedrooms 2 Receptions 2 Bathrooms 1033.34 sq ft

Freehold

£340,000

1 Mistral Close, St. Leonards-On-Sea, TN37 7RY





Freehold

£340,000

3 Bedrooms 2 Receptions 2 Bathrooms 1033.34 sq ft

PROPERTY DETAILS

located in the charming area of Mistral Close, St. Leonards-On-Sea, this delightful property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a peaceful retreat in a desirable neighbourhood.

The spacious layout of the home provides ample room for relaxation and entertaining. The large rear garden is a standout feature, offering a private outdoor space where children can play and families can enjoy summer barbecues or quiet evenings under the stars. The garden is a blank canvas, ready for your personal touch, whether you envision a vibrant flower garden or a tranquil seating area.

Situated on a quiet road, this property enjoys a peaceful atmosphere while remaining conveniently close to local amenities. Shops, parks, and well-regarded schools are just a short distance away, including a primary school rated Outstanding by Ofsted, making it easy to access everything needed for day-to-day life. The family-oriented location offers a welcoming community environment, ideal for those looking to settle down.

This property is not just a house; it is a home where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to embrace the St. Leonards-On-Sea lifestyle. Do not miss the chance to make this charming property your own.

To arrange access for a viewing, contact the vendors choice of sole agents Just Property to see all this wonderful property has to offer in person.



ROOM DIMENSIONS

Off Road Parking	Bedroom 12'2" x 7'5" (3.715 x 2.267)
Garage	Bedroom 10'2" x 8'7" (3.100 x 2.634)
Property Front Door	Family Bathroom 6'9" x 5'7" (2.079 x 1.710)
Entrance Hallway	Bedroom With En-Suite 12'0" x 11'0" (3.681 x 3.366)
Downstairs W.C	Large Rear Garden
Kitchen	
11'0" x 9'0" (3.356 x 2.747)	
Storage	
Dining Room / Lounge	
16'5" x 11'5" (5.014 x 3.492)	
Play Room	
9'0" x 7'6" (2.755 x 2.298)	
Stairs To First Floor	
Landing	

FEATURES

- Three Bedroom with Additional Room Downstairs
- Large Private Rear Garden with Side Access
- Garage & Off Road Parking Space To The Front
- Close To Amenities & Bus Routes Locally
- Desirable Family Oriented Location
- Family Bathroom & En-Suite in Bedroom
- Open Lounge / Dining Room
- Downstairs W.C
- Call Just Property to Arrange Access
- Council Tax Band - C

