

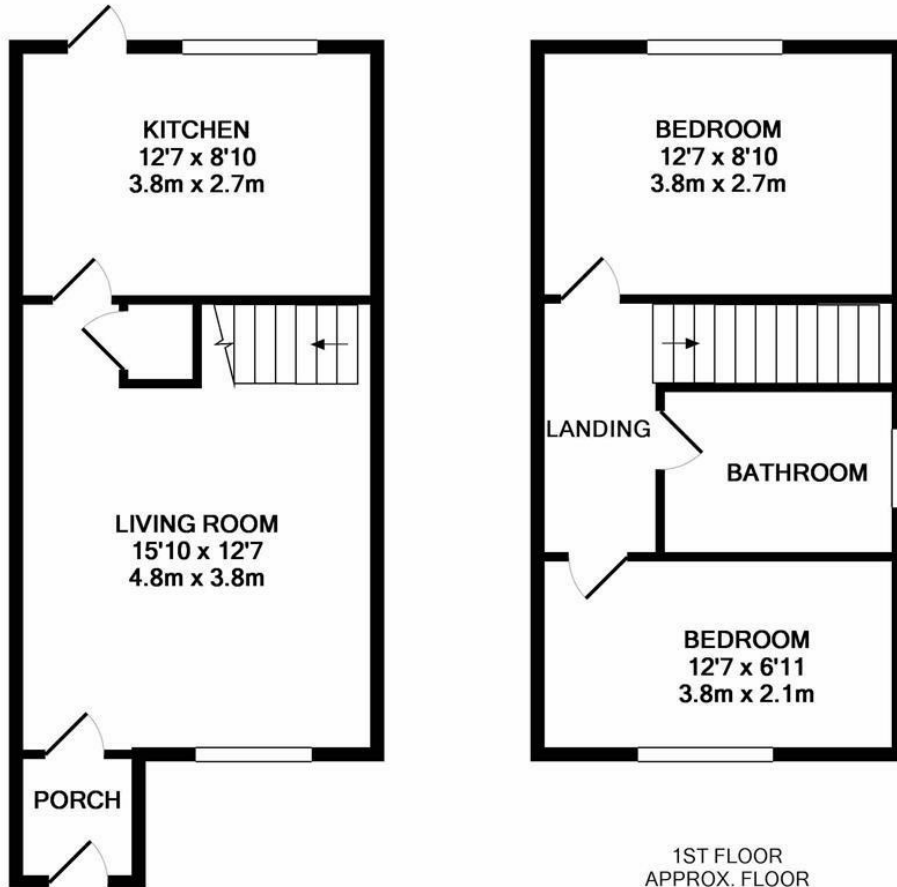


## Heron Close, St. Leonards-On-Sea TN38 8DX

Offers in excess of £225,000



Beautifully presented two bedroom home located in a popular West St. Leonards spot close to local Schools and transport links. Accessed via an enclosed porch, the living room is a generous size and leads through to the eat in kitchen which opens on to an enclosed rear garden. The two bedrooms sit on the first floor along with a modern family bathroom. This fab property benefits from a private rear garden with a decked and lawned area. To the front of the property there is a driveway providing off road parking for one vehicle.



1ST FLOOR  
 APPROX. FLOOR  
 AREA 310 SQ.FT.  
 (28.8 SQ.M.)

GROUND FLOOR  
 APPROX. FLOOR  
 AREA 329 SQ.FT.  
 (30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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 operability or efficiency can be given

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