



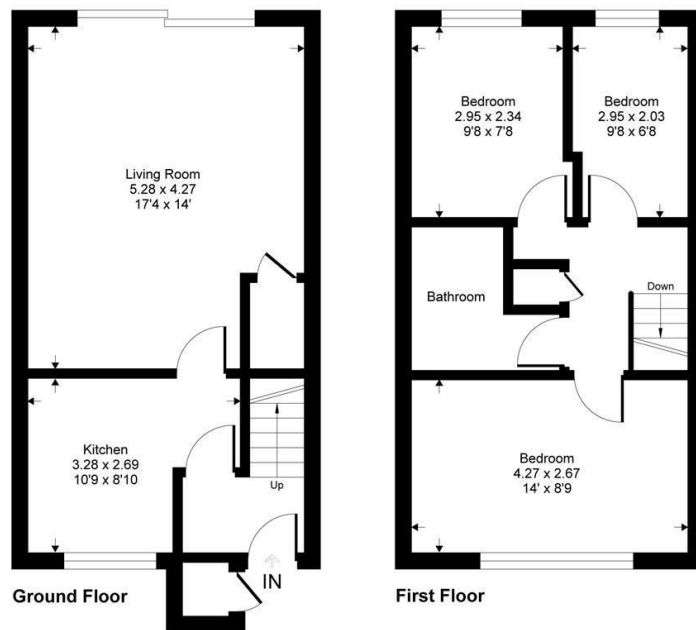
## St. Catherines Close, St. Leonards-On-Sea TN37 6SR

Offers in excess of £240,000



A bright three bedroom TERRACED HOUSE with OFF ROAD PARKING positioned in a SOUGHT AFTER ST. LEONARDS LOCATION within immediate walking distance of three popular junior schools, local shops, eateries and cafes along with the beach and a mainline railway station with connections to London. The accommodation here has been NEWLY REFURBISHED including NEW WINDOWS, RADIATORS AND CARPET throughout, you enter into an OPEN PORCH with storage, with the ground floor arranged as a well proportioned LIVING DINING ROOM which measures 17'4 x 14'0, proving ample room for a full dining table and enjoying access to the back garden via sliding doors. Whilst the MODERN KITCHEN sits to the front of the property, with high gloss units, offering ample storage and worktop space. The first floor houses THREE BEDROOMS, two of which are double rooms, with the third bedroom enjoying a SEA GLIMPSE, together with a FAMILY BATHROOM where there is a bath with shower over. The enclosed rear garden offers the perfect LOW MAINTENANCE SPACE with a generous patio area, while to the front of the property there is allocated off road parking for one vehicle. Set in a SOUGHT AFTER LOCATION, this fantastic property would make the perfect first time or family home and is not one to be missed. Being sold with NO ONWARD CHAIN.

**St. Catherines Close, TN34**  
Approximate Gross Internal Area = 70 sq m / 754 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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