



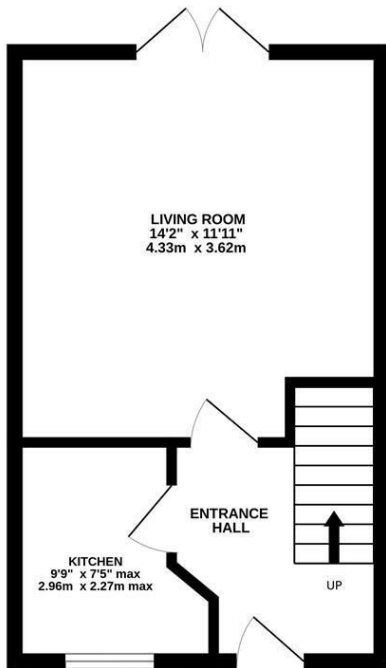
## Mulberry Walk, St. Leonards-On-Sea TN37 7LY

Offers in excess of £250,000

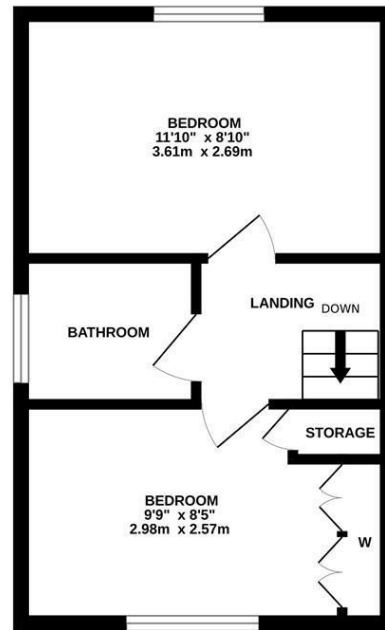


A bright and spacious TWO BEDROOM semi detached house with OFF ROAD PARKING and a double width garden. it's enviably positioned within a QUIET CUL-DE-SAC in a sought after Little Ridge location within easy reach of a local shop, walking distance to schools and the Conquest Hospital. The accommodation is well presented offering a living room with sliding doors opening to the garden, there is a separate kitchen which enjoys a front aspect. The upper floor houses two double bedrooms together with a family bathroom with a shower over the bath. The main bedroom also benefits from BUILT-IN WARDROBES. Externally the GENEROUS GARDEN provides multiple seating areas including a patio, an area of decking and a lower expanse of lawn. At the front of the house there is off road parking for one vehicle. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT FIRST TIME HOME or investment.

GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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