



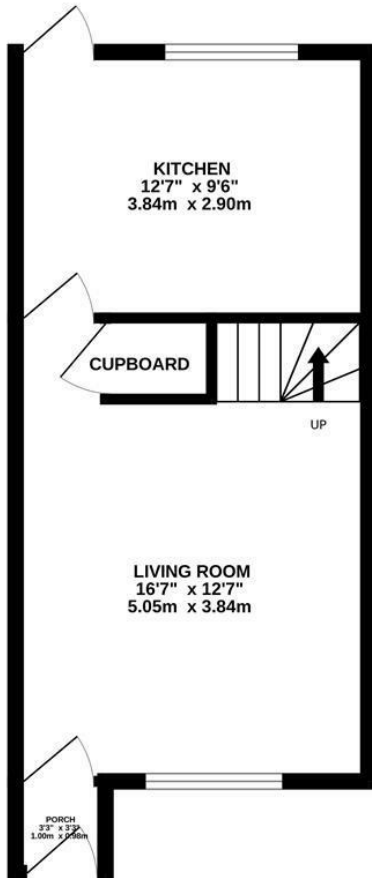
Magpie Close, St. Leonards-On-Sea TN38 8DY

Offers in excess of £250,000

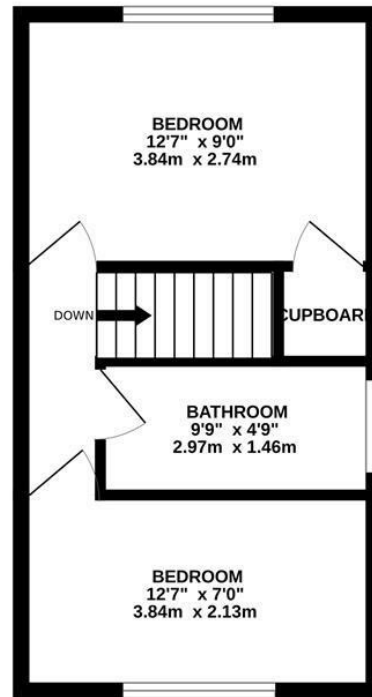


A TWO BEDROOM SEMI DETACHED HOUSE with OFF ROAD PARKING set in a sought after West St Leonards location within walking distance to local shops, schools and transport links. Accessed via a private porch, the accommodation here spans two storeys, with the ground floor comprising of a SPACIOUS LIVING room which has space for a full dining table and handy BUILT IN STORAGE located under the stairs. The MODERN FITTED KITCHEN with ample storage and worktop space is positioned at the rear of the property and benefits from access to the REAR GARDEN. The TWO DOUBLE BEDROOMS are positioned on the first floor with the primary enjoying FAR REACHING VIEWS across Combe Valley Countryside park and BUILT-IN STORAGE. The FAMILY SHOWER ROOM with a double width shower is also located on this floor. Externally the rear garden enjoys an area of patio making the perfect space to entertain or DINE ALFRESCO, followed by an expanse of lawn and additional fenced patio area with a pond. To the front of the property there is a driveway providing OFF ROAD PARKING FOR MULTIPLE VEHICLES. Enviously positioned close to amenities, this property would make the perfect FIRST TIME HOME.

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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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