



Paxhill Close, St. Leonards-On-Sea TN38 9RE

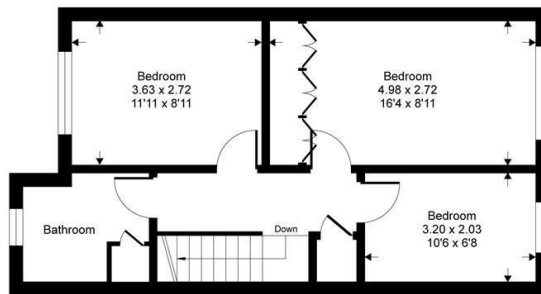
Offers in excess of £339,500



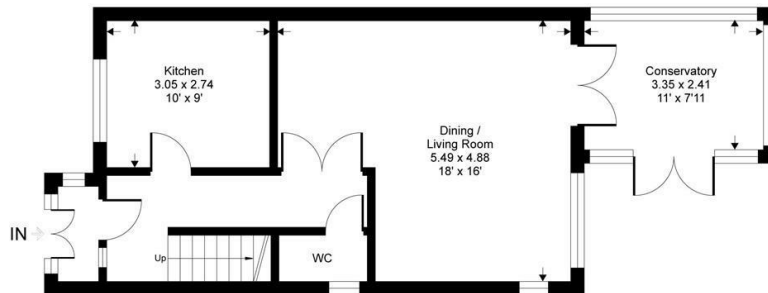
An exceptionally well presented three bedroom EXTENDED SEMI-DETACHED family home with OFF ROAD PARKING. It's enviably positioned in a QUIET CUL-DE-SAC within easy reach of local shops, Tesco superstore, nearby schools and good transport links. Benefitting from Church Wood Nature Reserve on the doorstep. The accommodation has been refurbished to a high standard throughout; you enter into a porch and in turn a welcoming entrance hall with a DOWNSTAIRS CLOAKROOM and stairs rising to the first floor. There is a bright DUAL ASPECT LIVING DINING ROOM measuring 18'0 x 16'0 with a fireplace housing an electric fire and double doors leading to the GLASS ROOFED CONSERVATORY providing an additional reception space which RELISHES GARDEN VIEWS and provides stepped access outside. The SEPARATE KITCHEN sits to the front of the property and is fitted with contemporary units housing integrated appliances, providing ample storage and worktop space. The first floor houses THREE BEDROOMS, two of which are generous double rooms, together with a MODERN FAMILY BATHROOM where there is a bath with shower and

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Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft



First Floor



Ground Floor

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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