



**Moorhen Close, St. Leonards-On-Sea TN38 8DQ**

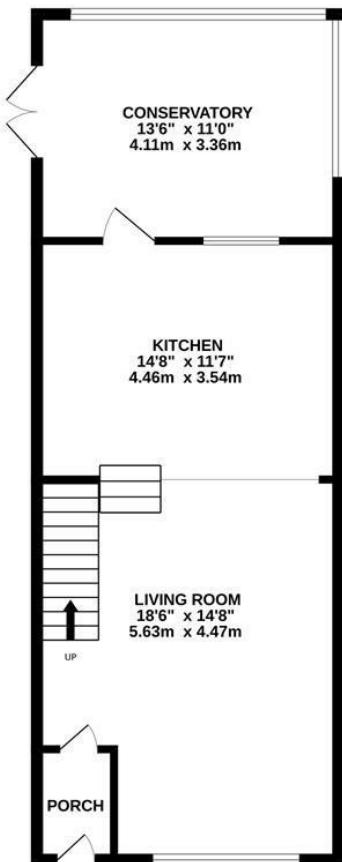
**Offers in excess of £350,000**



A well presented three bedroom SEMI-DETACHED HOUSE with a GARAGE AND OFF ROAD PARKING set in a sought after West St Leonards location within walking distance to local shops, schools and transport links. The accommodation here is arranged as a bright, OPEN PLAN LIVING SPACE which enjoys a DUAL ASPECT and leads down to the FITTED KITCHEN where there is ample storage and worktop space. To the rear of the property there is a CONSERVATORY with double doors leading out to the garden offering additional living accommodation and currently used as a dining room. The first floor houses three bedrooms, two of which are double rooms with the main bedroom benefitting from an EN-SUITE SHOWER ROOM, together with a family bathroom where there is a bath with shower and screen over. The rear garden is a particular feature here, it provides an area of patio off of the conservatory making this the perfect spot to DINE AL-FRESCO followed by a generous EXPANSE OF LAWN bordered by mature shrubs and trees while to the front of the property there is a DRIVEWAY providing parking for multiple vehicles leading to the garage. Set in a convenient location, this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



MOORHEN CLOSE

TOTAL FLOOR AREA: 1047 sq.ft. (97.2 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. Prospective buyers should note that items shown are not included in the sale 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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