



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

£279,950 Freehold

**Wyatt
Hughes**
Residential Sales

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

Situated in a tucked-away position, this beautifully presented three bedroom home has been thoughtfully improved by the current owners and offers stylish, contemporary accommodation throughout.

The heart of the home is the impressive open-plan living/diner providing a fantastic space for both everyday living and entertaining, with direct access to the rear garden. The modern fitted kitchen enjoys a practical layout with ample storage and workspace, whilst the ground floor also benefits from a welcoming entrance hall and useful storage cupboards.

To the first floor, there are three bedrooms, including a generous principal bedroom with fitted wardrobe space, alongside a contemporary shower room finished in a modern style.

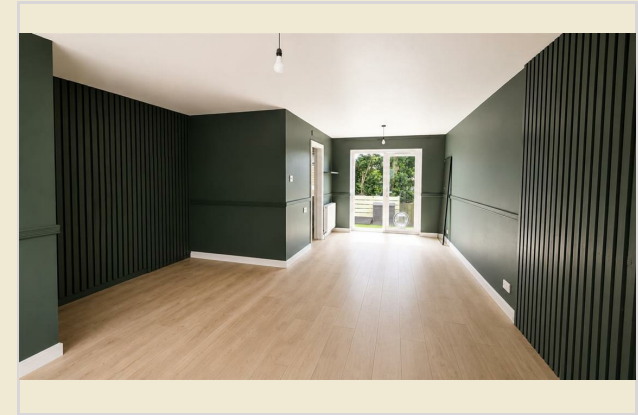
Externally, the property continues to impress with low maintenance garden featuring artificial lawn, raised decking and a striking covered pergola, creating an ideal space for outdoor dining, entertaining and relaxing throughout the year.

Further benefits include double glazing, modern décor throughout and excellent storage.

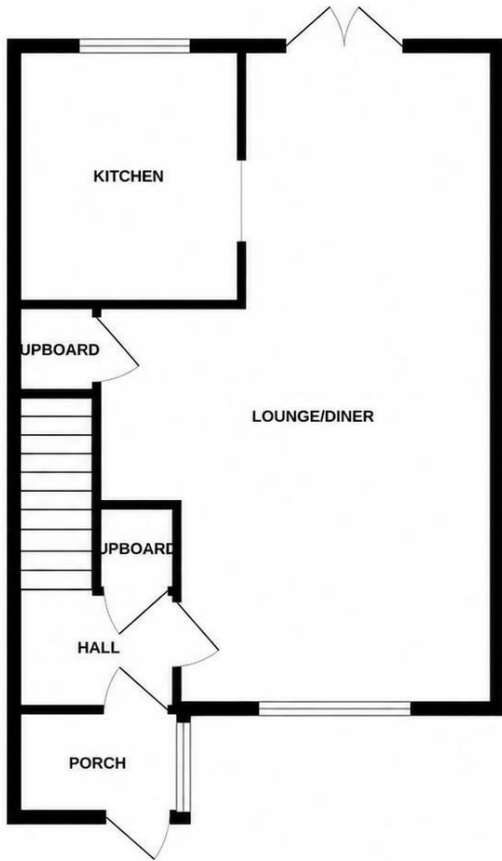
An ideal purchase for first-time buyers, young families or those seeking a stylish home ready to move straight into.

- BEAUTIFULLY PRESENTED THREE BEDROOM HOME
- COUNCIL TAX B
- MODERN FITTED KITCHEN
- CHAIN FREE
- CONTEMPORARY SHOWER ROOM

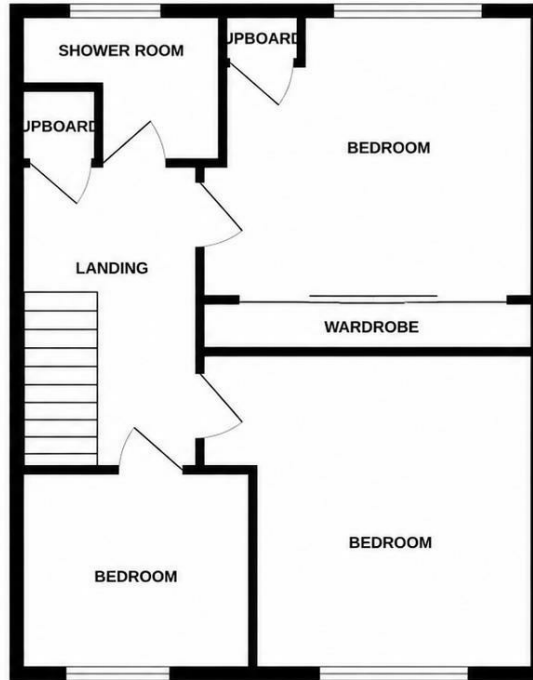
- EPC C
- STYLISH OPEN-PLAN LOUNGE/DINER
- EV CAR CHARGING
- COVERED PERGOLA & ENTERTAINING AREA
- DRIVEWAY WITH SPACE FOR 2 CARS



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		87	(81-91) B
(69-80) C	70		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

