



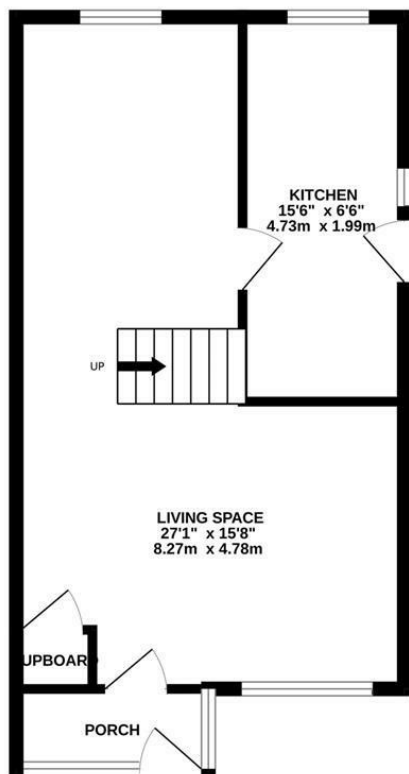
Dell Close, St. Leonards-On-Sea TN38 0YS

Offers in excess of £265,000

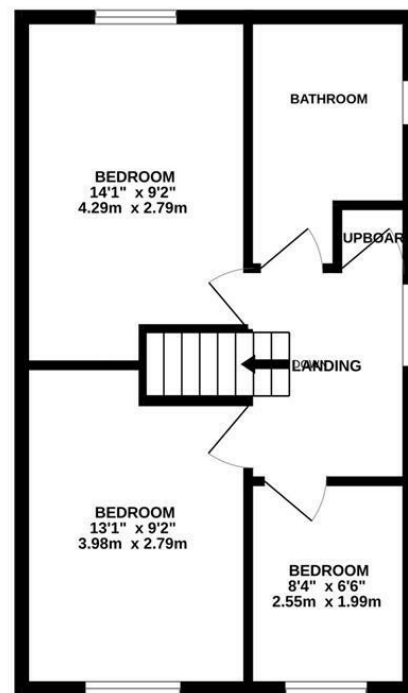


A bright and spacious three bedroom END OF TERRACE FAMILY HOME with a GARAGE situated in a sought after West St Leonards location. It's ideally positioned close by to a range of local shops, the beach and West St Leonards mainline railway station with it's connections to London. The accommodation here has been recently fitted with double glazed windows and new external doors, arranged as a DUAL ASPECT LIVING SPACE which measures an impressive 27'1 x 15'8 providing plenty of room for a full dining table to create the ideal sociable setting while the FITTED KITCHEN is separate offering ample storage and access to the rear garden. The first floor houses three bedrooms, two of which are generous double rooms together with a family bathroom where there is a bath with shower and screen over. There is a loft providing additional storage space which is boarded with power. Externally there is a TIERED REAR GARDEN which has been designed for low maintenance and benefits from access to the garage which has had a new door front and rear, frame and felt roof, with electricity. Additionally, there is an area of lawn to the side of the property. Being sold with NO ONWARD CHAIN, this fantastic property would make the PERFECT FIRST TIME or family home and is not one to be missed.

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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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