



OAKFIELD



Bunting Close, St. Leonards-On-Sea TN38 8DG

Offers In Excess Of £375,000





## Bunting Close, St. Leonards-On-Sea TN38 8DG

Unique opportunity to secure this well presented three storey townhouse situated in this sought after part of West St Leonards. Within reach of bus routes giving access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities and mainline railway station.

The property offers light and spacious accommodation over three floors comprising entrance hall, living room, cloakroom, bedroom.

The lower ground floor is where you will find the kitchen/breakfast room and conservatory plus access onto the garden.

The kitchen has been modernised with an island in the middle and plenty of storage and cupboards. This floor further benefits from a shower room and internal room which can be used as an extra living room space or office space.

On the first floor there is two bedrooms and a family bathroom. The property benefits from pleasant views to the rear, gas fired central heating and double glazing.

To the rear is a fantastic family garden which benefits from a covered seating area at the top with a brick built outdoor griddle with sink.

Purpose built double glazed office with power, lighting and ethernet. Purpose built Wendy house with balcony and slide down to the next level and a 5m x 5m Norwegian Lodge with bar. As well as all of this the property also comes with off road parking for two vehicles. Large list of items available which can be negotiated with the sale.







### Kitchen/Dining Room

18'1 x 11'7 (5.51m x 3.53m)

### Internal Room

12'5" x 8'10" (3.80m x 2.70m)

### Shower Room

7'6" x 4'3" (2.30m x 1.30m)

### Bedroom 1

12'2" x 8'11" (3.71m x 2.74m)

### Bedroom 2

14'1 x 9'0 (4.29m x 2.74m)

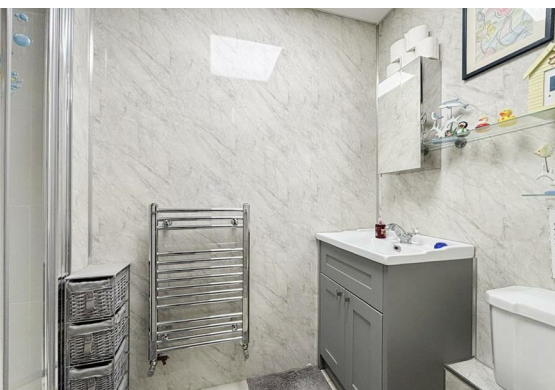
### Bedroom 3

18'0" x 11'10" (5.50m x 3.63m)

### Lounge

10'2 x 7'0 (3.10m x 2.13m)

**Council Tax Band - C £2,270.34 per annum**





Floor Plan

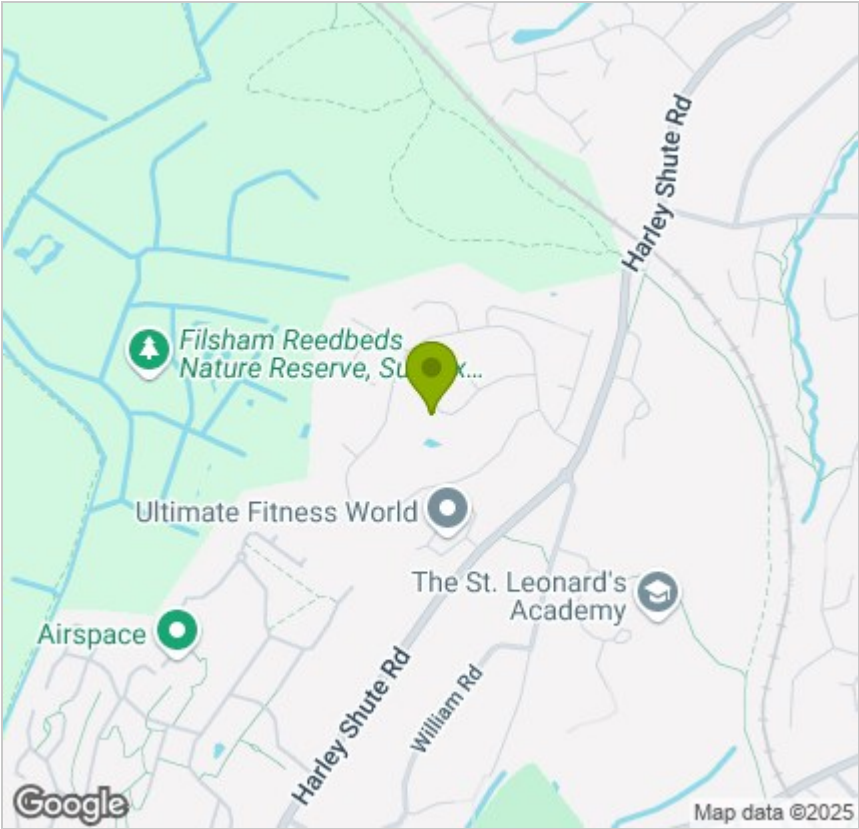


Viewing

Please contact us on 01424 722122 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

