



6 Maplehurst Close, St. Leonards-On-Sea, TN37 7NB

A DECEPTIVELY SPACIOUS DETACHED FAMILY BUNGALOW PROVIDING VERSATILE ACCOMMODATION AND OCCUPYING A CORNER PLOT WITHIN A SMALL RESIDENTIAL CUL-DE-SAC IN NORTH ST LEONARDS CLOSE TO LOCAL SCHOOLS, TRANSPORT LINKS, THE CONQUEST HOSPITAL, TESCO & SAINSBURY'S SUPERSTORES AND IMMEDIATE ACCESS TO THE A21 CONNECTING TO TUNBRIDGE WELLS & LONDON.

The property was extended in 2016 and provides five bedrooms (including a study), two family bathrooms with modern suites and a 22'3 bay fronted lounge/diner which also has sliding doors from the dining area to the rear conservatory. There is also a fitted kitchen with built in appliances (the kitchen could be extended into the dining area to make a kitchen/diner, subject to necessary consents). Each of the four bedrooms are considered doubles and there is also a 15'8 x 10'0 integral garage/workshop.

Outside, there is a double width driveway providing off road parking for up to five vehicles, a wide side access and the rear garden measures 70ft wide x 30ft deep and are mainly laid to lawn with a decked area.

Further benefits include gas fired central heating, double glazing and the owners have found a property to buy. Viewing is considered essential to appreciate the size and flexibility of this well presented family home in a sought after location with Sole agents, Charles & Co.

Offers in excess of £480,000

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- Deceptively Spacious Detached Bungalow
- Close To Schools & Transport
- Two Family Bathrooms
- 70ft wide x 30ft Enclosed Rear Garden
- Occupying a Corner Plot
- Five Bedrooms (Including Study)
- Conservatory/Utility
- Small Cul de Sac Location
- 22'3 Through Lounge/Diner
- Wide Driveway & Integral Garage

Entrance Door

Entrance Hall

Lounge/Diner

22'3 plus bay x 10'9 max (6.78m plus bay x 3.28m max)

Kitchen

8'4 x 7'9 (2.54m x 2.36m)

Conservatory

9'10 x 6'6 (3.00m x 1.98m)

Inner Hallway

Bedroom One

12'0 x 11'9 (3.66m x 3.58m)

Bedroom Two

12'4 x 10'7 max (3.76m x 3.23m max)

Bedroom Three

10'9 x 10'4 (3.28m x 3.15m)

Bath/Shower Room

8'5 x 5'9 (2.57m x 1.75m)

Bedroom Four

10'7 x 10'4 (3.23m x 3.15m)

Bedroom Five/Study

10'5 x 8'3 (3.18m x 2.51m)

Family Bathroom/W.C

9'4 x 5'9 (2.84m x 1.75m)

Outside

Front Garden

Driveway

Garage/Workshop

15'8 wide x 10'0 (4.78m wide x 3.05m)

Rear Garden

70'0 wide x 30'0 (21.34m wide x 9.14m)





Floor Plan

GROUND FLOOR
1417 sq.ft. (131.6 sq.m.) approx.



TOTAL FLOOR AREA: 1417 sq.ft. (131.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	