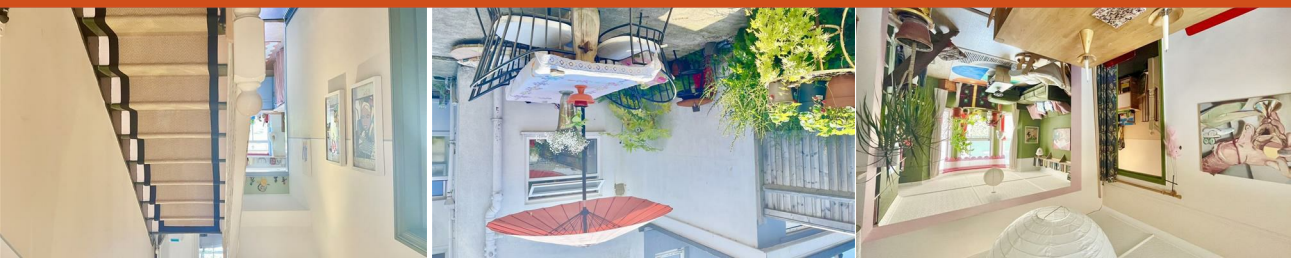
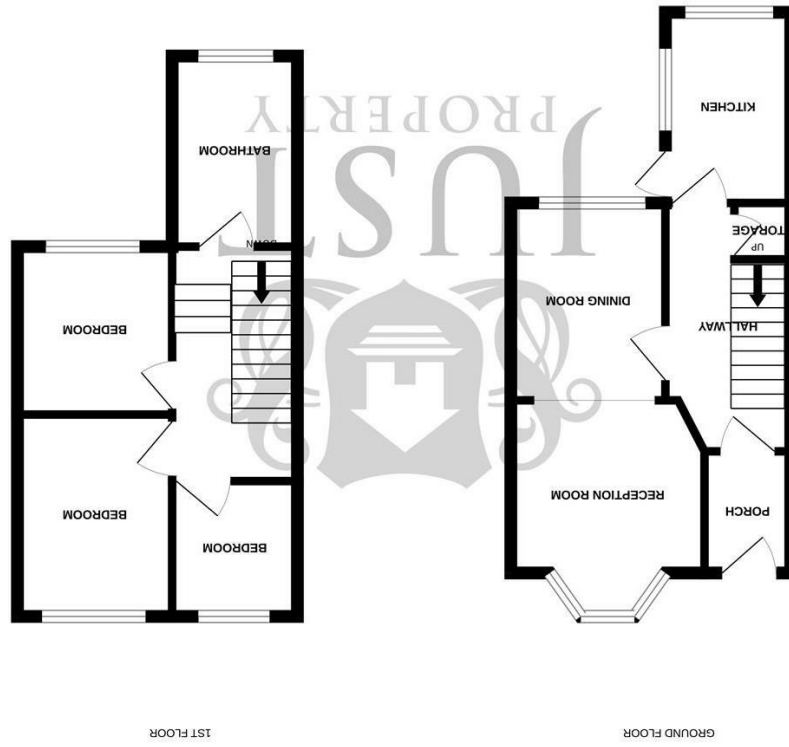


Plans were prepared by the architect to ensure the accuracy of the layout and dimensions of the property. The architect does not warrant the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

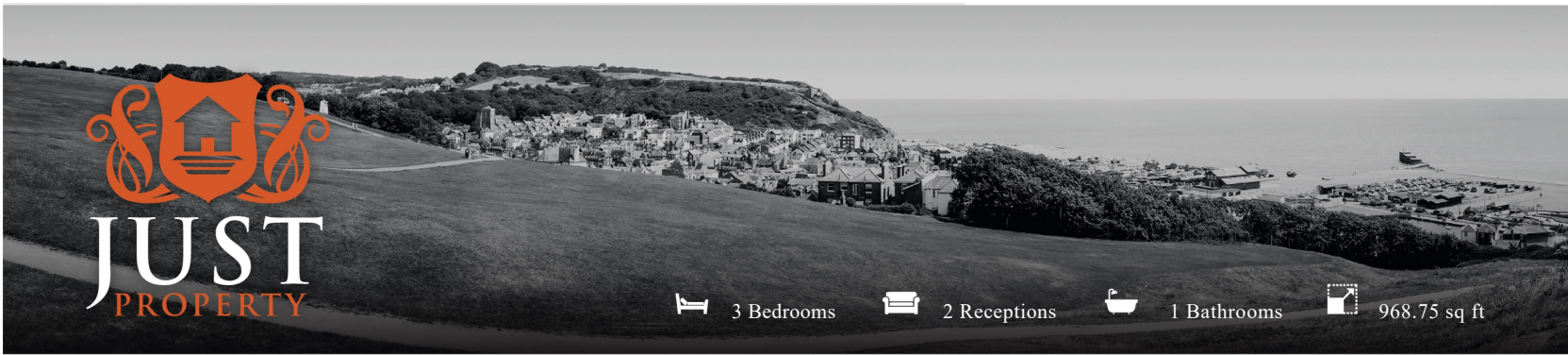
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	60
Potential	82



# FLOORPLANS

32 Alma Villas, St. Leonards-On-Sea, TN37 6QU

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms   2 Receptions   1 Bathrooms   968.75 sq ft

Freehold

# £325,000

32 Alma Villas, St. Leonards-On-Sea, TN37 6QU







Freehold

£325,000

3 Bedrooms 2 Receptions 1 Bathrooms 968.75 sq ft

## PROPERTY DETAILS

\*\*£325,000\*\*

Just Property are delighted to present to the open market this stunning THREE BEDROOM terraced property located within this desirable and highly popular location, being conveniently located within close proximity to amenities, schools, cafes and shops.

The Living accommodation for this lovely family home is arranged over TWO FLOORS and is to include an open plan lounge / Diner which boasts an attractive bay window to the front, a bright and airy kitchen to the rear that overlooks the large garden, multiple storage opportunities and spacious rooms throughout. The first floor is made up of THREE bedrooms and the family sized shower / bathroom.

Externally the property has a slabbed area to the front and a large rear garden that can be split up in different parts, a decked area that enjoys the sun and a path that leads all the way down to the useful outbuilding that would be ideal to use as an office area / storage.

To see all this amazing property has to offer, contact the vendors choice of sole agents Just Property on 01424 444100 for a viewing.

Council Tax Band - B



## ROOM DIMENSIONS

Front Door	Bedroom
Porch	8'0" x 5'2" (2.443 x 1.600)
Hallway	Bedroom
Lounge/Diner	11'0" x 8'10" (3.377 x 2.717)
25'3" x 10'11" (7.713 x 3.339)	Outbuilding
Storage	
Kitchen	
11'3" x 7'11" (3.451 x 2.428)	
Stairs up to First Floor	
Landing	
Bathroom	
11'2" x 7'9" (3.411 x 2.379)	
Bedroom	
11'5" x 8'9" (3.480 x 2.690)	

## FEATURES

- Three Bedroom Terrace
- Desirable Location
- Large Rear Gardens
- Bright and Airy Throughout
- Close to Amenities, Shops and Cafes
- Outbuilding to the end of the Garden
- Attractive Frontage
- Popular Address
- Viewing Essential Via Just Property Estate Agents

