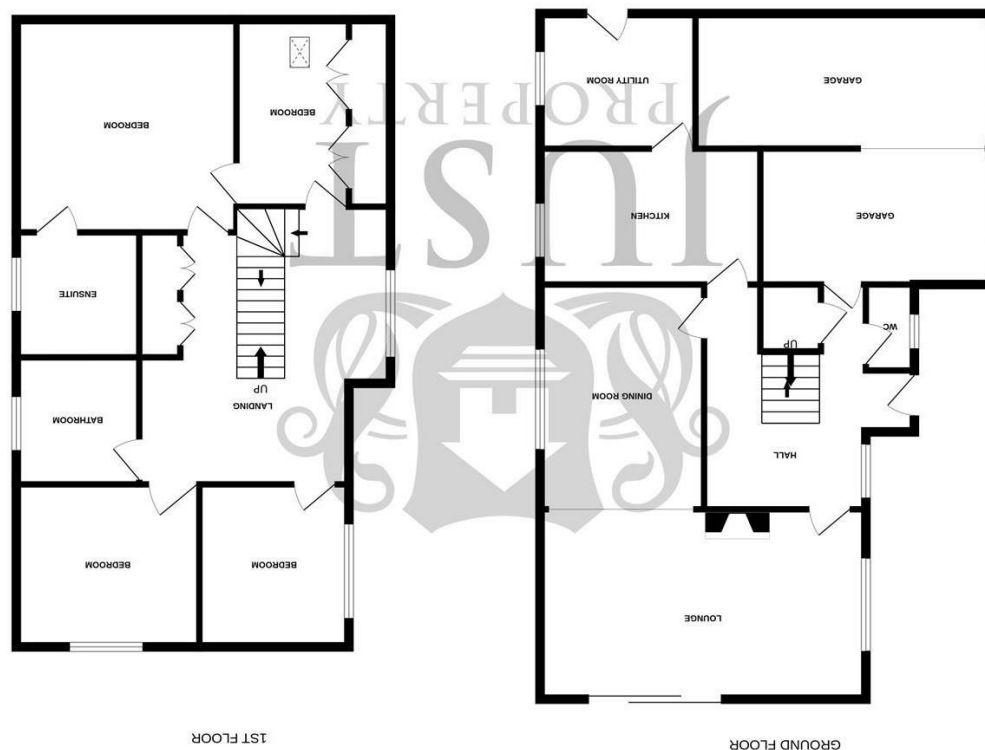


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	61
Potential	80



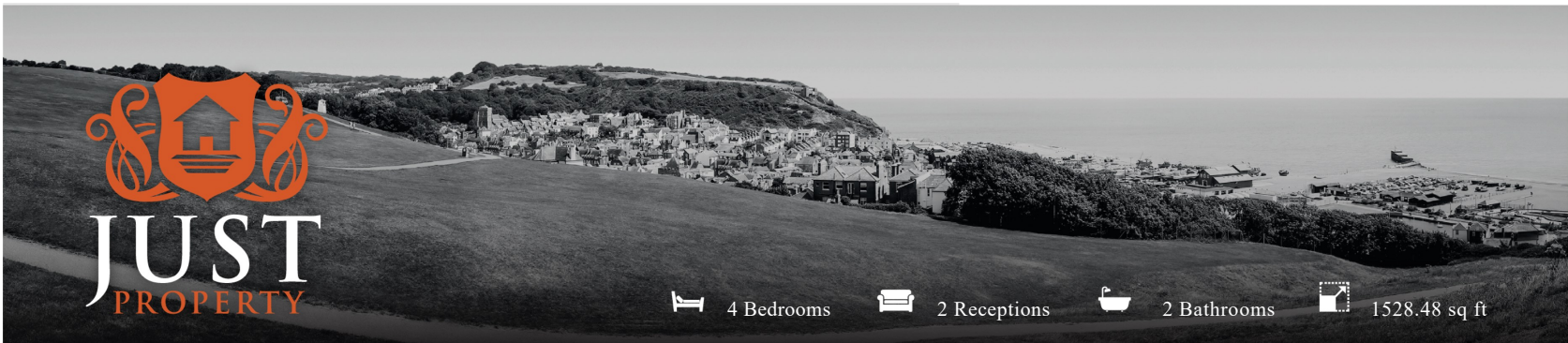
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, floors and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is provided for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Intsigix 02024



# FLOORPLANS

1 Lime Close, St. Leonards-On-Sea, TN38 0SR

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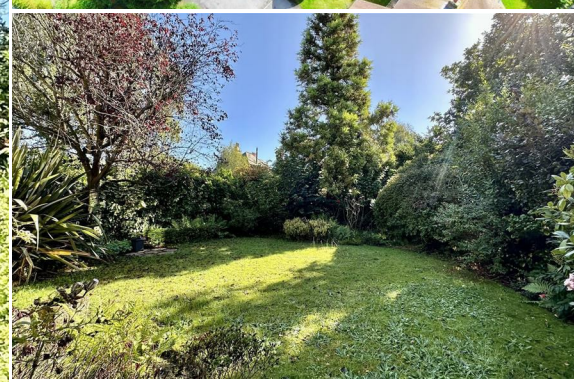


4 Bedrooms   2 Receptions   2 Bathrooms   1528.48 sq ft

1 Lime Close, St. Leonards-On-Sea, TN38 0SR

Freehold

# £475,000







Freehold

£475,000

4 Bedrooms 2 Receptions 2 Bathrooms 1528.48 sq ft

## PROPERTY DETAILS

### CHAIN FREE

Just Property is excited to present this charming detached four-bedroom home, tucked away in a peaceful cul-de-sac of only four detached houses, built around 1980. This chain-free property comes with a double garage, plenty of parking, and a spacious wrap-around garden, and is brought to the market at an attractive price reflecting the need for some modernisation.

With lots of potential to make it feel like your own home, this lovely house features generous living space spread over two floors. The ground floor includes a ample entrance hallway, separate WC, large family lounge with sliding doors giving access to the garden, dining room, fitted kitchen, and utility room. On the first floor you'll find a principal bedroom with an en-suite shower/WC, three additional bedrooms, and a family bathroom.

The property also benefits from double glazing, gas central heating, and an attractive garden to the rear and side of the property with many established plants, trees and a lawned area.

Located in a well-kept and friendly close, this property is within range of local shops, supermarkets and train stations, as well as the seafront, beaches, shops, cafes and restaurants of St Leonards and Hastings

For more information and to arrange a viewing, please call Just Property today on 01424 444100.



## ROOM DIMENSIONS

Front Door	Bedroom 11'3" x 9'1" (3.43 x 2.77)
Entrance Hallway	Bedroom 11'1" x 10'4" (3.38 x 3.15)
Downstairs WC	Bedroom 10'11" x 9'6" (3.35 x 2.92)
Family Lounge 20'2" x 11'8" (6.15 x 3.58)	Family Bathroom
Dining Room 12'4" x 10'4" (3.76 x 3.15)	Off Road Parking
Kitchen / Breakfast Room 13'3" x 9'8" (4.04 x 2.95)	Double Integral Garage
Utility Room 9'8" x 8'0" (2.97 x 2.44)	Rear Garden
Stairs To Landing	Side Gardens
Bedroom 13'8" x 11'6" (4.17 x 3.53)	
En Suite Wet Room	

## FEATURES

- Detached Four-Bedroom Family Home
- CHAIN FREE
- Principal Bedroom with en-suite Wet Room
- Double Garage with Off-Road Parking
- Beautiful Mature Gardens
- Fantastic St Leonards Location
- Family Sitting Room and Dining Room
- Secluded cul-de-sac Position
- Gas Central Heating and Double Glazing
- Near to Shops, Train Stations and on bus route

