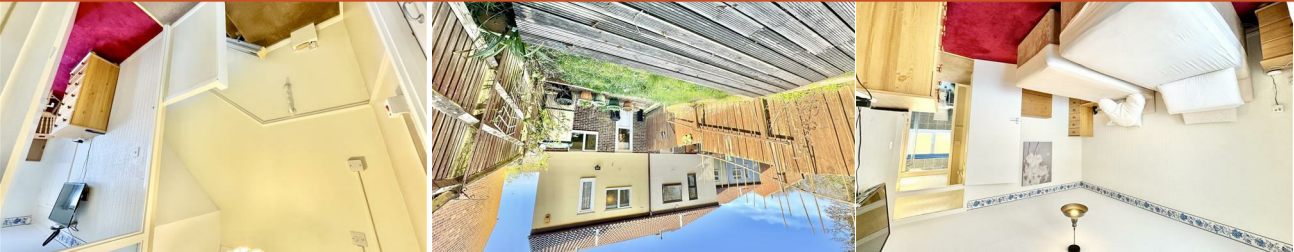
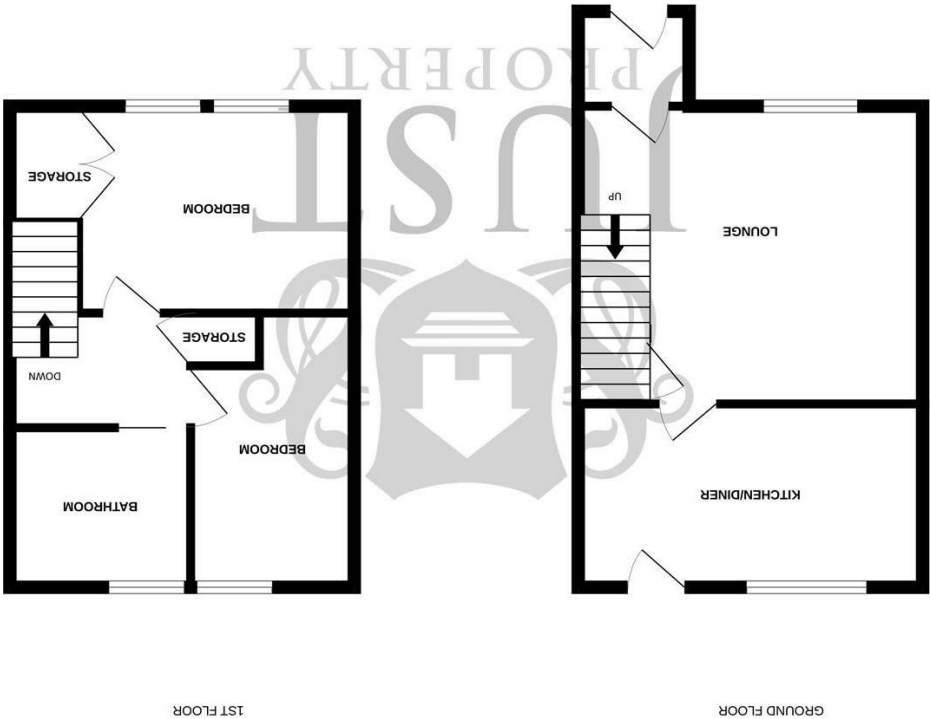




Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any errors of detail, omission, omission and appearance shown here and no guarantee is given. The service, systems and appliances shown here are not guaranteed to be operational or in good working order. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown here are not guaranteed to be operational or in good working order. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

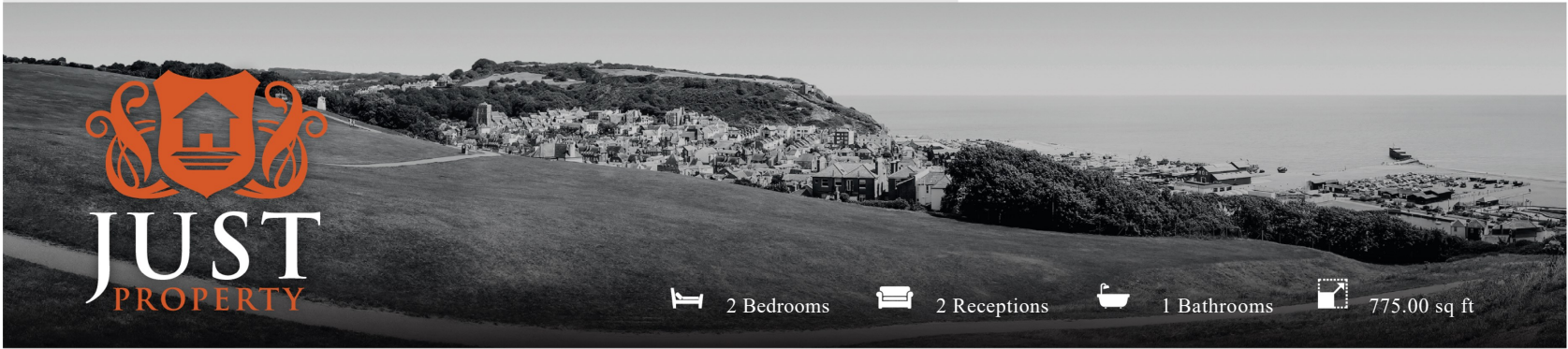
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Potential	Current
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	



# FLOORPLANS

5 Coneyburrow Gardens, St. Leonards-On-Sea, TN38 9RY

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



2 Bedrooms 2 Receptions 1 Bathrooms 775.00 sq ft

5 Coneyburrow Gardens, St. Leonards-On-Sea, TN38 9RY

Freehold

£239,650





Freehold

£239,950



2 Bedrooms



2 Receptions



1 Bathrooms



775.00 sq ft

## PROPERTY DETAILS

\*\*\*CHAIN FREE\*\*\*

This delightful 2-bedroom end-of-terrace home, located in the highly sought-after Coneyburrow Gardens in St. Leonards, offers an excellent opportunity for those seeking a peaceful setting while being within easy reach of local amenities, schools, and excellent transport links.

Upon entering, you are welcomed by a practical entrance porch leading into a generous lounge, offering a comfortable space to relax. To the rear of the property, you'll find a well-appointed kitchen/diner, providing a spacious area ideal for family meals or entertaining guests.

Upstairs, the two generously sized bedrooms offer plenty of room. The principal bedroom benefits from large windows, filling the room with natural light, as well as built-in storage. The family bathroom is conveniently located off the landing.

Externally, the property boasts a large rear garden — a real highlight — offering ample space for outdoor activities, gardening, or simply relaxing. It's an ideal setting for enjoying the fresh air or hosting gatherings with family and friends.

For added convenience, there is a garage-en-bloc, providing additional storage space. The property also features gas central heating and UPVC double glazing.

With its combination of tranquil surroundings, a generous garden, and practical features, this home presents a wonderful opportunity in one of St. Leonards' most desirable areas.

Please contact the vendors' chosen sole agents, Just Property, to arrange access.



## ROOM DIMENSIONS

Front Door

Entrance Porch

Lounge  
13'11" x 13'4" (4.25m x 4.07m)

Kitchen/Diner  
13'4" x 8'3" (4.07m x 2.52m)

Understair Storage

Stairs To First Floor

Landing

Bathroom  
6'7" x 5'11" (2.01m x 1.82m)

Bedroom  
11'0" x 6'11" (3.37m x 2.11m)

Bedroom  
10'2" x 11'5" (3.12m x 3.49m)

Built-in Wardrobe

Front & Rear Gardens

Garage-en-Bloc

## FEATURES

- CHAIN FREE
- Two Bedrooms
- End of Terrace
- Front & Rear Gardens
- Garage-En-Bloc
- Cul-De-Sac
- Sought After Location
- Council Tax Band B
- Gas Central Heating
- UPVC Double Glazing

