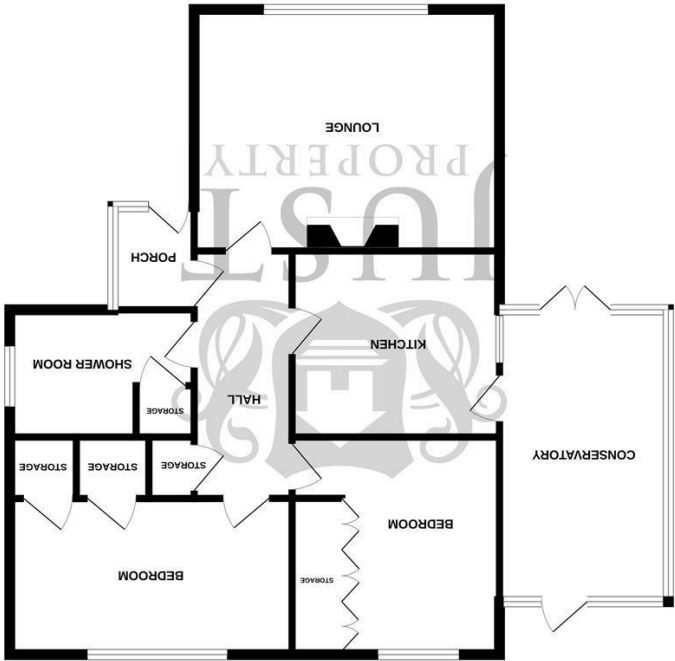




Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	63	73
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



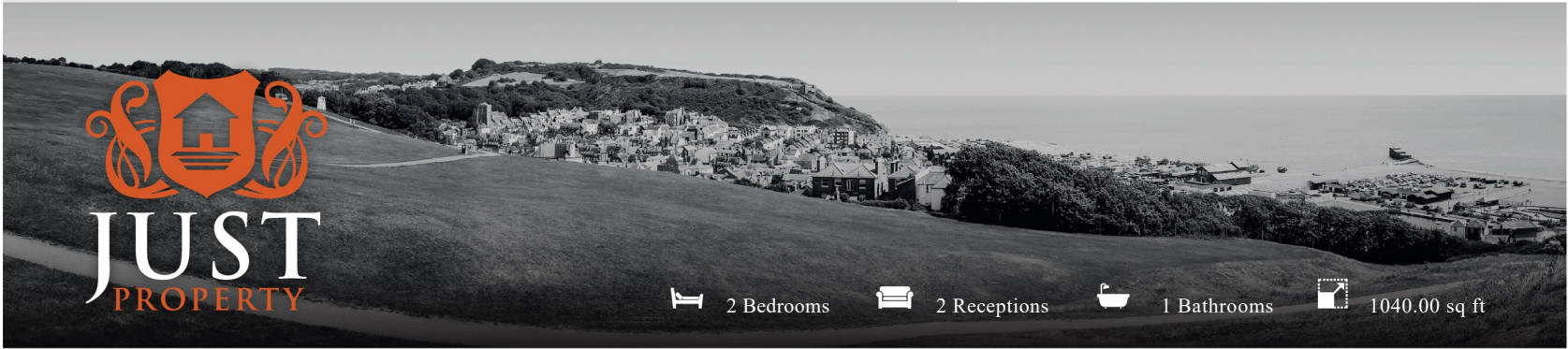
GROUND FLOOR



FLOORPLANS

9 Cedar Close, St. Leonards-On-Sea, TN37 7HR

www.justproperty.net



2 Bedrooms 2 Receptions 1 Bathrooms 1040.00 sq ft

9 Cedar Close, St. Leonards-On-Sea, TN37 7HR

Freehold

£299,950







Freehold

£299,950



PROPERTY DETAILS

CHAIN FREE

Just Property is delighted to bring to market this well-presented and spacious two double bedroom detached bungalow, located in a highly desirable and peaceful area of St Leonards-on-Sea. Situated directly opposite an open green space, this attractive property offers a rare opportunity for comfortable single-level living in a sought-after location close to local amenities, bus routes, Alexandra Park, and the Conquest Hospital.

Set back from the road, the bungalow offers an excellent sense of privacy. A generous entrance porch leads into a wide and airy hallway with useful built-in storage, setting the tone for the space and practicality found throughout.

To the front of the property, the light-filled lounge enjoys charming views over the green, offering a warm and relaxing space ideal for everyday living or entertaining guests. The modern fitted kitchen adjacent features ample cupboard and worktop space and opens into a large double-glazed conservatory. This versatile space could be used as a dining and sitting area and benefits from direct access to the rear garden—perfect for summer gatherings, peaceful mornings, or additional year-round living space.

Both double bedrooms are generously proportioned, offering fitted wardrobes and excellent storage options. The stylish shower room is well-appointed, with modern fixtures and a contemporary finish.

Externally, the rear garden enjoys sunlight throughout the day and offers a private, low-maintenance outdoor space.

Additional features include gas central heating, double glazing, and a quiet yet convenient location.

Early viewing is highly recommended to fully appreciate the setting, space, and lifestyle this property offers.

ROOM DIMENSIONS

Entrance Porch

Entrance Hallway

Lounge
15'7" x 14'0" (4.75m x 4.27m)

Kitchen
10'11" x 9'4" (3.35m x 2.87m)

Conservatory
18'0" x 8'11" (5.49m x 2.74m)

Bedroom
12'11" x 10'11" (3.94m x 3.35m)

Bedroom
12'5" x 9'10" (3.81m x 3.00m)

Shower Room/WC
7'10" x 6'3" (2.41m x 1.91m)

Front Garden

Rear Gardens

Rear Access

Garage

FEATURES

- CHAIN FREE
- Detached Bungalow
- Two Double Bedrooms
- Excellent Location Nearby Local Amenities
- Front & Rear Gardens
- Garage-En-Bloc
- Well Presented Throughout
- Gas Central Heating
- UPVC Double Glazing
- Council Tax Band C



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.