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**3 Marlow Drive, St. Leonards-On-Sea, East Sussex TN37 7JF  
Guide Price £325,000 - £350,000**

**\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\*** Nestled in the desirable Marlow Drive of St. Leonards-On-Sea, this modern three bedroom semi-detached house is a gem waiting to be discovered. Boasting a prime location near local schools, convenient bus routes to Hastings town centre, and a plethora of amenities including shops, sports facilities, and restaurants, this property offers the quintessential British lifestyle. Step inside to be greeted by a beautifully presented interior featuring a spacious reception room, a superb modern kitchen equipped with integrated appliances, and a modern bathroom complete with a shower, bath, WC and luxurious underfloor heating. The convenience of gas central heating, double glazing and an alarm system adds to the comfort of this charming home. There is a further benefit of air conditioning which has been installed in the main bedroom. In addition to the three inviting bedrooms, this property also includes a downstairs cloakroom/utility and WC, ensuring practicality meets style at every corner. Outside, the perks continue with off-road parking for multiple vehicles, and a superb rear garden that is perfect for relaxing or entertaining guests - With the added benefit of a storage room to the rear. Don't miss out on the opportunity to make this house your home, where modern amenities and a sought-after location come together seamlessly to offer a lifestyle of comfort and convenience.





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Floor 0 Building 1



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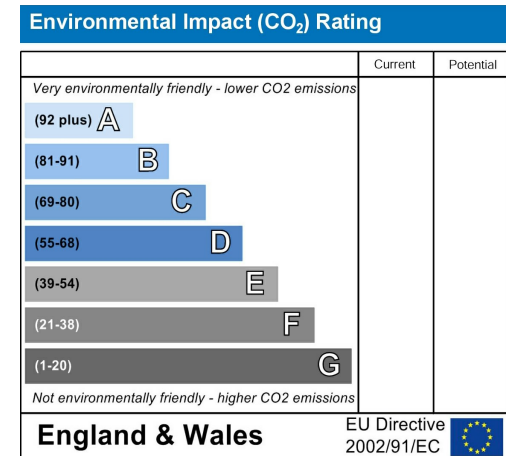
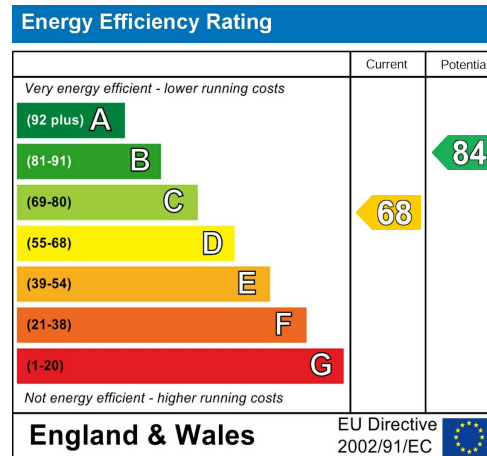
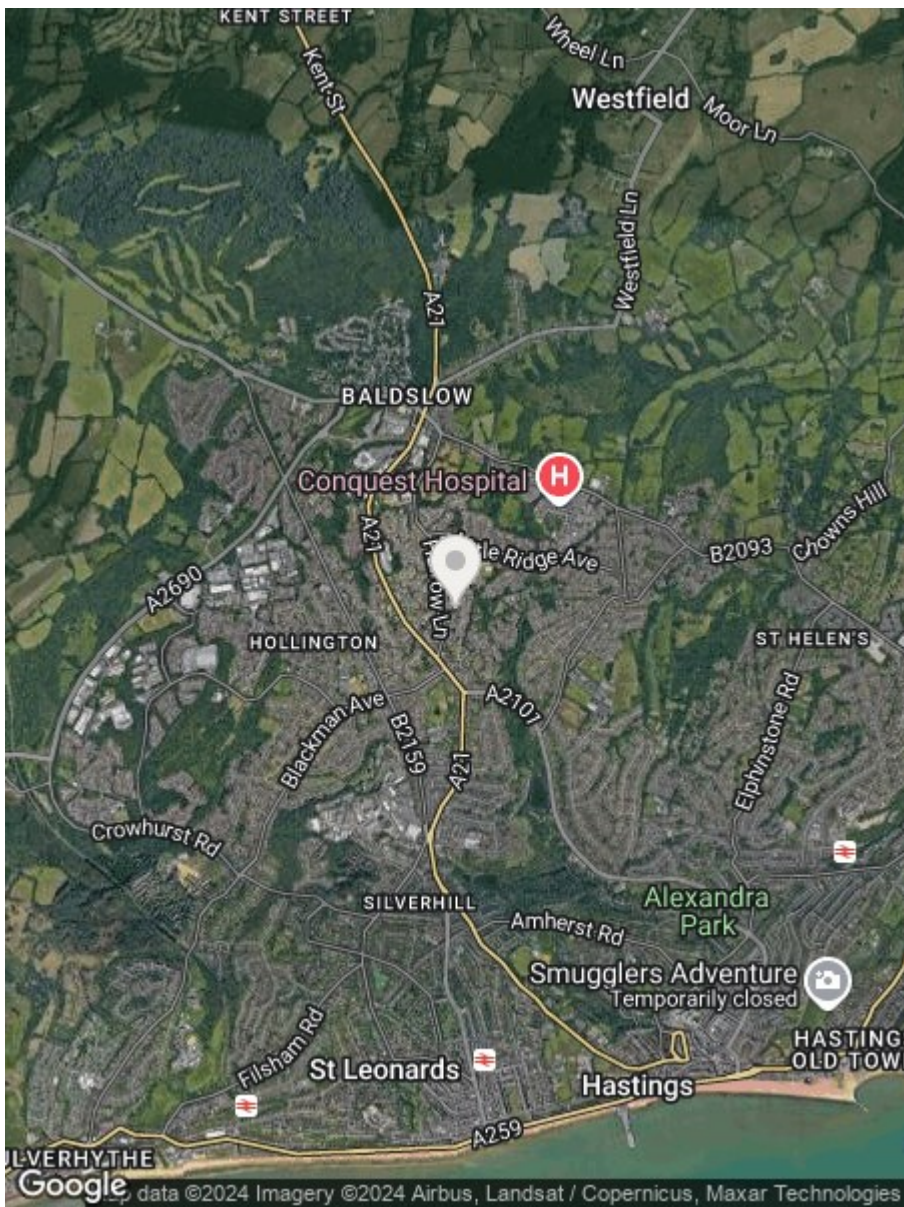
Approximate total area<sup>(1)</sup>

784.37 ft<sup>2</sup>

72.87 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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