

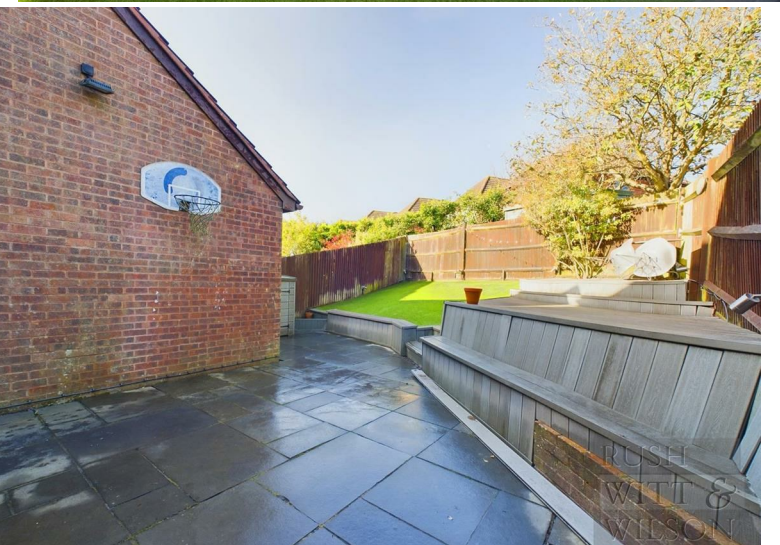
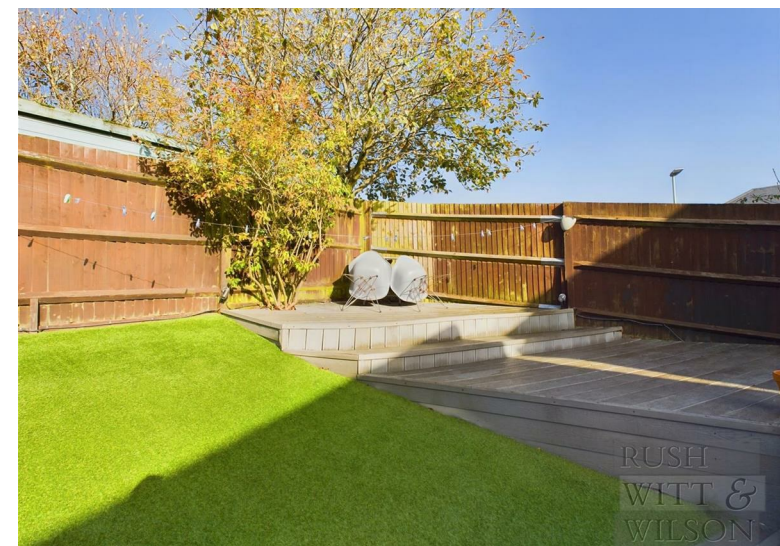
**RUSH  
WITT &  
WILSON**



**11 Highlea Close, St. Leonards-On-Sea, East Sussex TN37 7SS**  
**Offers In The Region Of £340,000**



Nestled in the sought-after Little Ridge area, this LINK-DETACHED FAMILY HOME on Highlea Close is a true gem waiting to be discovered. Boasting a well-presented interior, this property offers versatile accommodation spread across two floors. As you step inside, you are greeted by a welcoming entrance hall leading to a lounge, perfect for relaxing with loved ones. The kitchen/dining room is ideal for hosting family meals or entertaining guests. Additionally, the ground floor features a convenient downstairs WC and a fourth bedroom that can also serve as a flexible space for various needs. Venturing upstairs, you will find three more bedrooms and a family bathroom, providing ample space for the whole family. The property benefits from gas fired central heating and double glazing, ensuring comfort all year round. One of the highlights of this home is the charming rear garden, designed for low-maintenance living. With Indian sandstone and a composite decked patio leading to an artificial lawn area, outdoor gatherings and relaxation are made easy. Conveniently located on a cul-de-sac near amenities and popular schools, this property also offers a driveway with parking for one vehicle. Don't miss out on the opportunity to make this exceptionally well-presented family home your own.

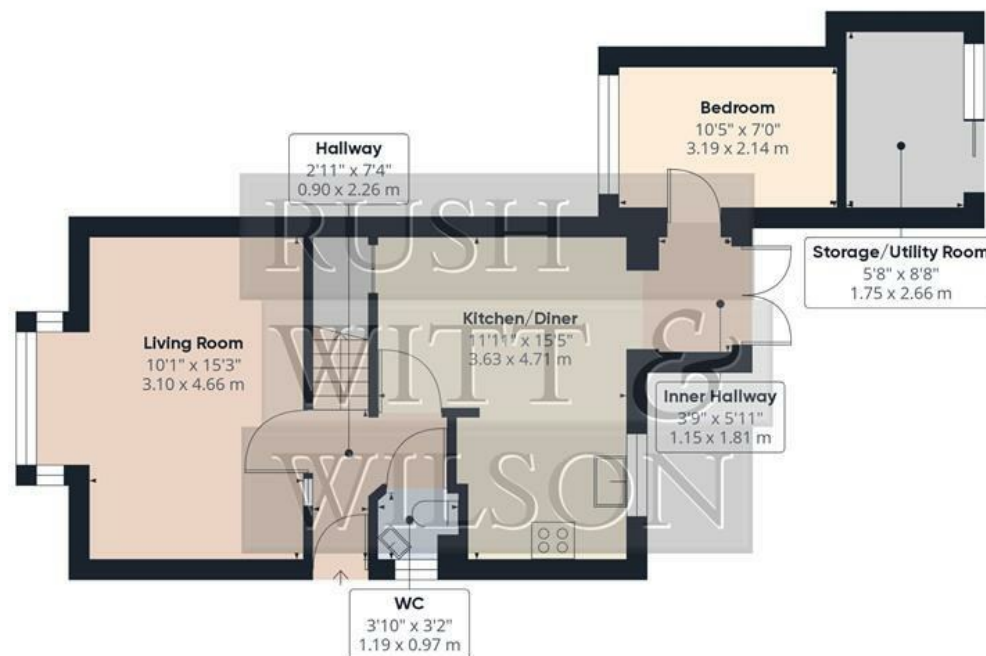




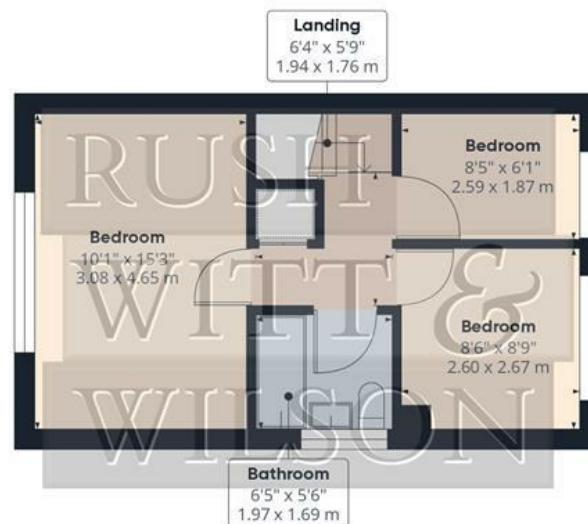








**Floor 0**



**Floor 1**

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

902.32 ft<sup>2</sup>

83.83 m<sup>2</sup>

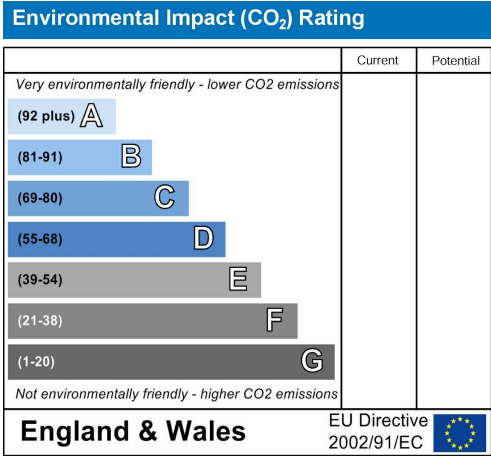
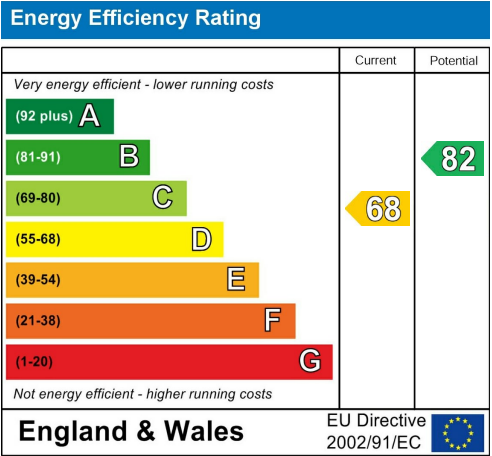
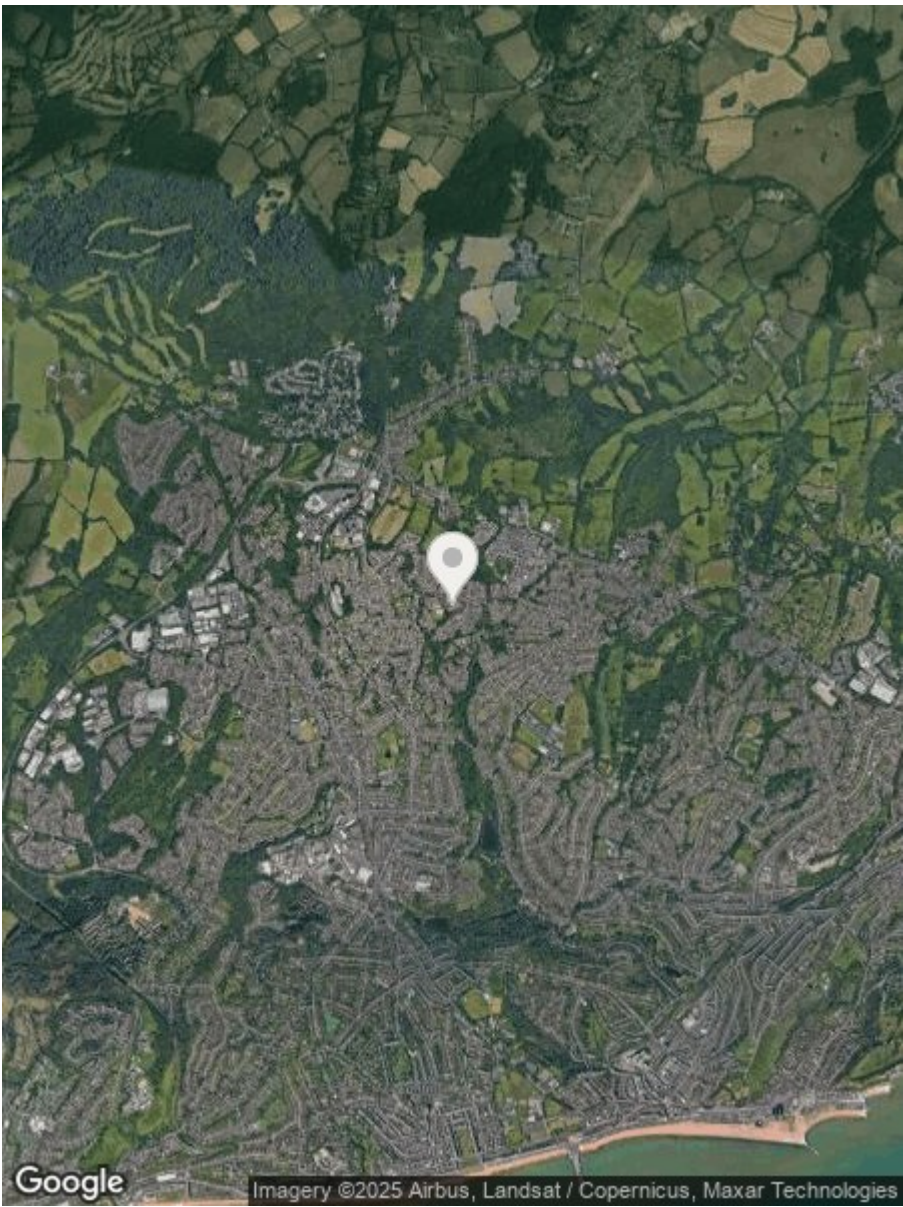
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





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