

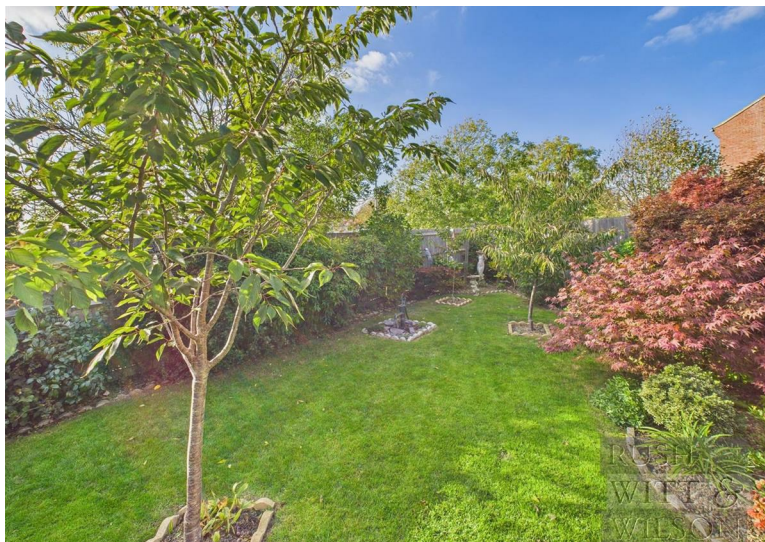
**RUSH
WITT &
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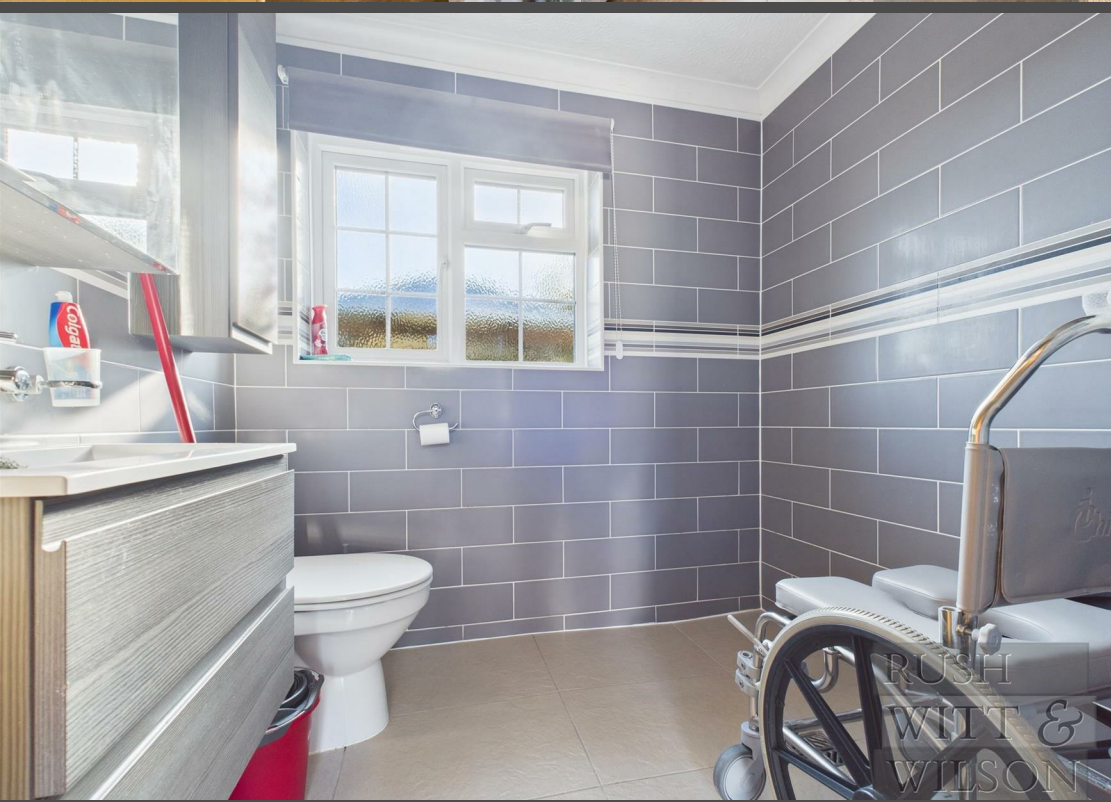
RUSH
WITT &

**1 Kite Close, St. Leonards-On-Sea, TN38 8DR
Offers In The Region Of £375,000 Freehold**

Nestled in the tranquil Kite Close, St. Leonards-On-Sea, this charming two-bedroom link-detached bungalow presents a rare opportunity for those seeking a peaceful retreat. Located in a quiet area of West St Leonard's, the property is conveniently close to local schools, bus routes, and essential amenities, with the picturesque seafront just a short distance away. This delightful bungalow boasts a well-thought-out layout, featuring two comfortable bedrooms, a modern fitted kitchen, and a spacious living room complete with a wood burner, perfect for cosy evenings. The family shower room adds to the practicality of the home, making it ideal for both families and retirees alike. One of the standout features of this property is the expansive garden, which wraps around the rear and side of the bungalow. This outdoor space offers a variety of lawn, paved, and decked areas, including a delightful hot tub, making it an ideal spot for entertaining or simply enjoying the warm summer sun. Parking is a breeze with ample off-road space for up to three vehicles, complemented by a garage for additional storage. The property has recently been upgraded with a brand new heat pump for the central heating system and is triple glazed throughout, ensuring comfort and energy efficiency. This bungalow is not just a home; it is a lifestyle choice, offering a blend of comfort, convenience, and outdoor enjoyment in a sought-after location. Do not miss the chance to make this lovely property your own.









Floor 0 Building 1

Approximate total area⁽¹⁾

82.1 m²

884 ft²

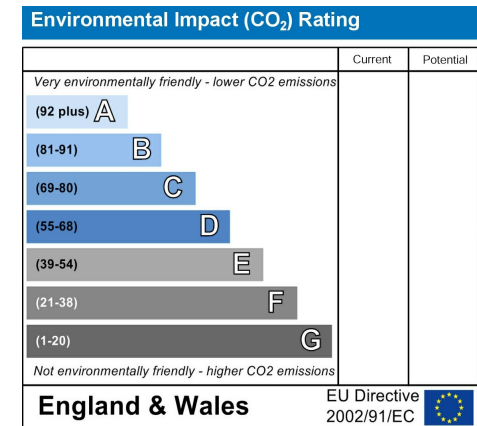
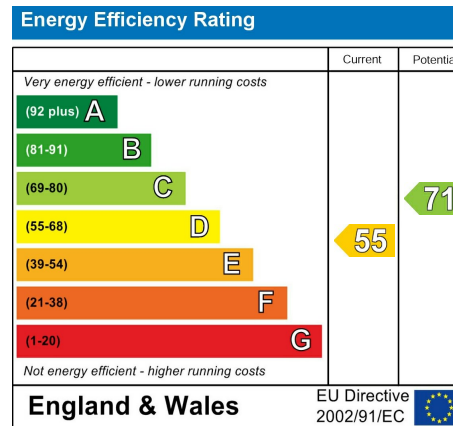
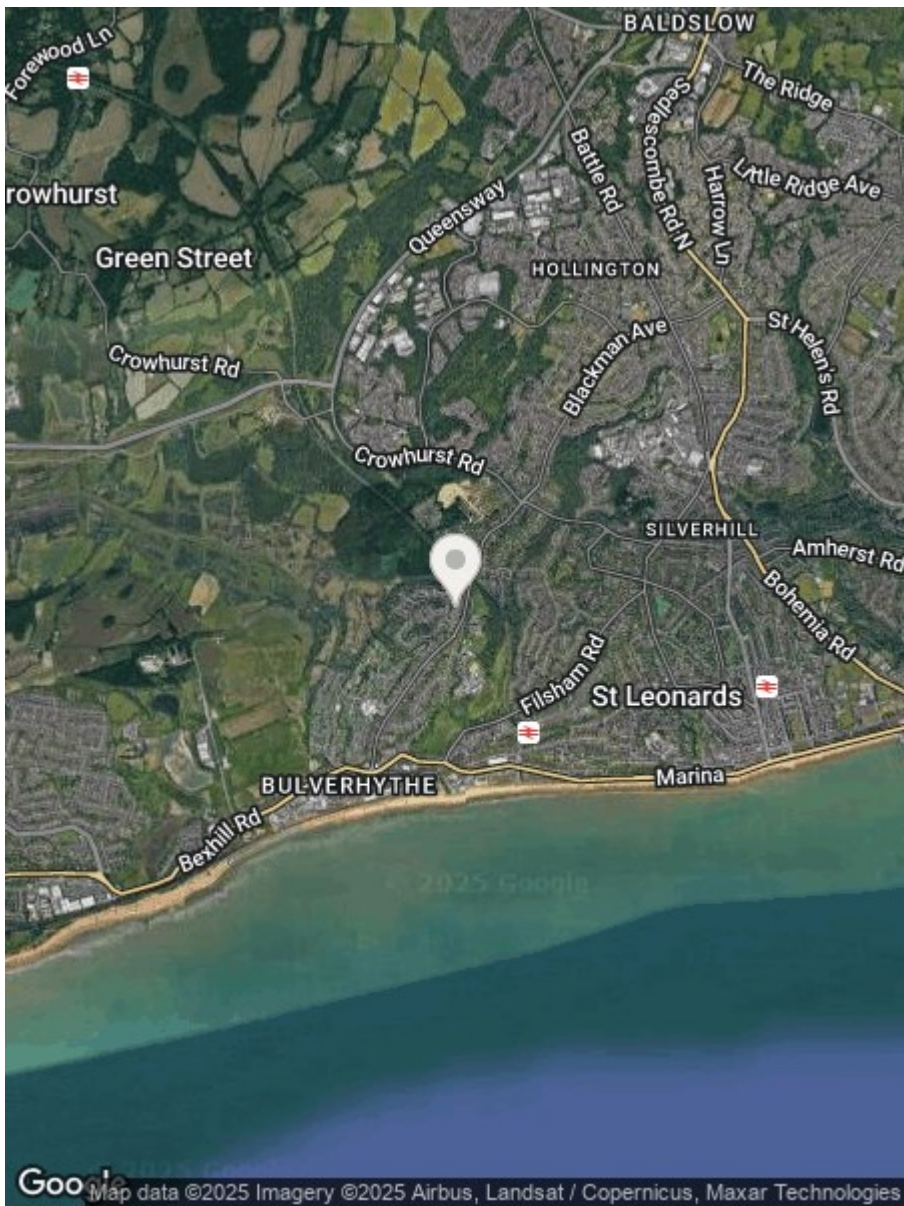


Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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**RUSH
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