

JOHN BRAY & SONS



11 Monarch Gardens
, St. Leonards-On-Sea, TN37 7EW

Offers In Excess Of £325,000



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, St. Leonards-On-Sea, TN37 7EW

The property: a well presented and bright link-detached family home, positioned in a favoured location in a quiet cul-de-sac. This spacious home offers three bedrooms, off road parking for multiple vehicles, a garage and a generous rear garden. The accommodation comprises of a well proportioned open plan living space with a dual aspect, giving access to the garden, while the kitchen is fitted with modern units and is positioned at the front of the property offering ample storage space along with a handy breakfast bar, creating the ideal sociable setting. There is also a downstairs cloakroom. The three well-proportioned bedrooms are situated on the first floor, two of which are generous double rooms, with the principle bedroom benefitting from built-in storage and an en-suite bathroom. In addition on this floor there is a stylish family shower room which is fully tiled. The private enclosed rear garden offers a large raised decked area with an expanse of lawn, bordered with mature shrubs, while to the front of the property there is a driveway providing off road parking for multiple vehicles, leading to the garage. This attractive property would make the perfect family home and is not to be missed.

The location: situated on the outskirts of St. Leonards in a convenient position for access to good bus routes, primary and second schools and within walking distance of local shops. There are also local superstores just a short drive away and easy access to the A21 and Battle where there is a mainline railway

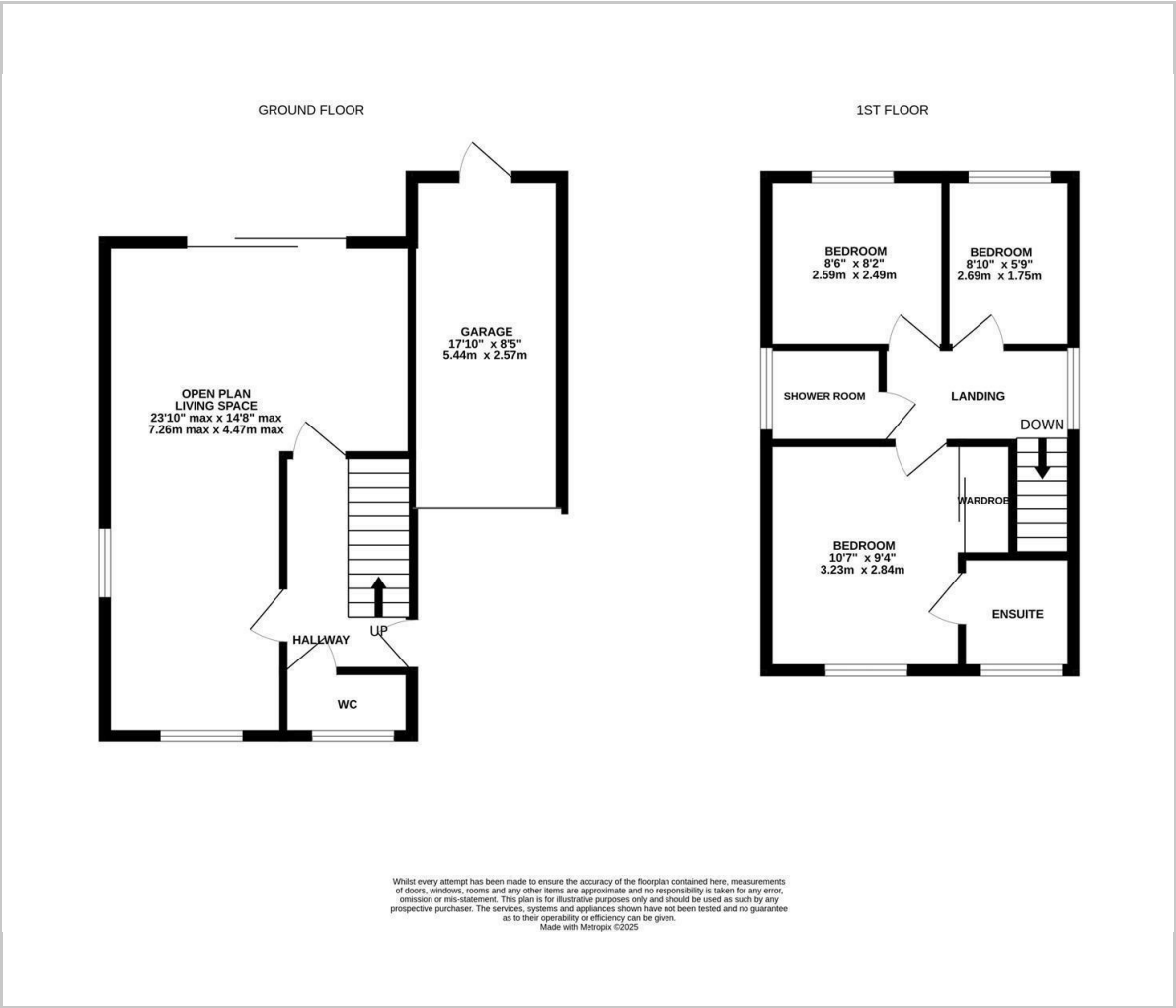




station, providing connections to London.



Floor Plan



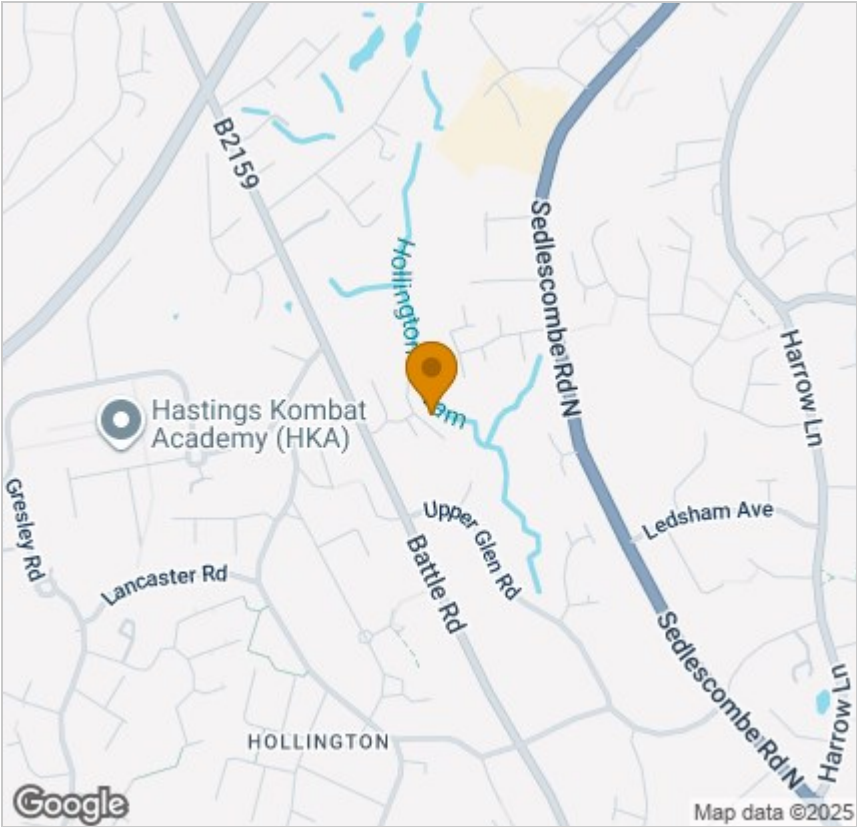
Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

