



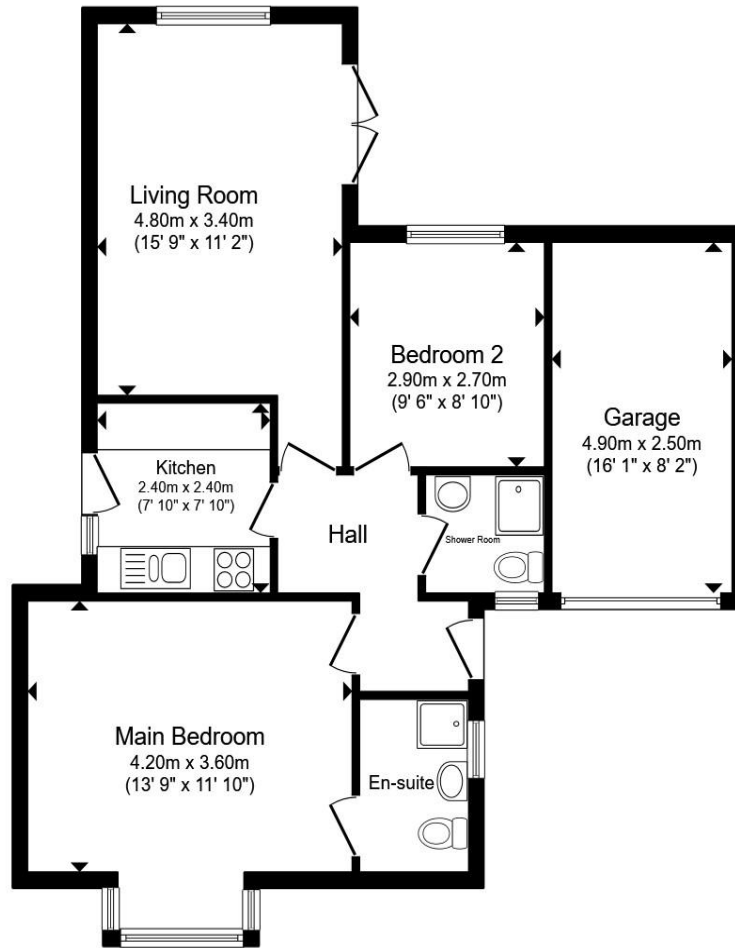
**Wraymead, ST. LEONARDS-ON-SEA TN38 0FR**

**welcome to**

**Wraymead, ST. LEONARDS-ON-SEA**

A well-presented two-bedroom detached bungalow, ideally situated in the ever-desirable St Leonards area, located within the modern yet private Wraymead development. The property enjoys a prime position close to shops, amenities and benefits from convenient transport links, including nearby bus stops





### Entrance Hallway

### Living Room

15' 9" x 11' 2" ( 4.80m x 3.40m )

### Kitchen

7' 10" x 7' 10" ( 2.39m x 2.39m )

### Main Bedroom

13' 9" x 11' 10" ( 4.19m x 3.61m )

### En-Suite

### Guest Bedroom / Office

9' 6" x 8' 10" ( 2.90m x 2.69m )

### Shower Room

### Garage

16' 1" x 8' 2" ( 4.90m x 2.49m )

Total floor area 88.7 m<sup>2</sup> (954 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Wraymead, ST. LEONARDS-ON-SEA

- ESTABLISHED REAR GARDEN
- TWO BEDROOM
- ECO HOME
- CHAIN FREE
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£325,000 - £350,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS122982](https://fox-and-sons.co.uk/Property/HAS122982)



Property Ref:  
HAS122982 - 0004

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