



**Alder Close**  
St. Leonards-On-Sea, TN37 7LU  
£260,000 Freehold

**Wyatt  
Hughes**  
Residential Sales

# Alder Close, St. Leonards-On-Sea, TN37 7LU

Nestled in the charming residential area of Alder Close, St. Leonards-On-Sea, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 742 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The well-maintained interiors are complemented by a lovely conservatory, which invites natural light and offers a serene space to enjoy the garden views throughout the seasons.

The property boasts a well-appointed bathroom and benefits from allocated parking, ensuring that you have a designated space for your vehicle. The private gardens are a true highlight, providing a tranquil outdoor area for gardening, leisure, or simply enjoying the fresh air.

Situated close to local shops and schools, this home is perfectly positioned for those who value accessibility to everyday amenities. The surrounding area is known for its friendly community atmosphere, making it a popular choice for residents.

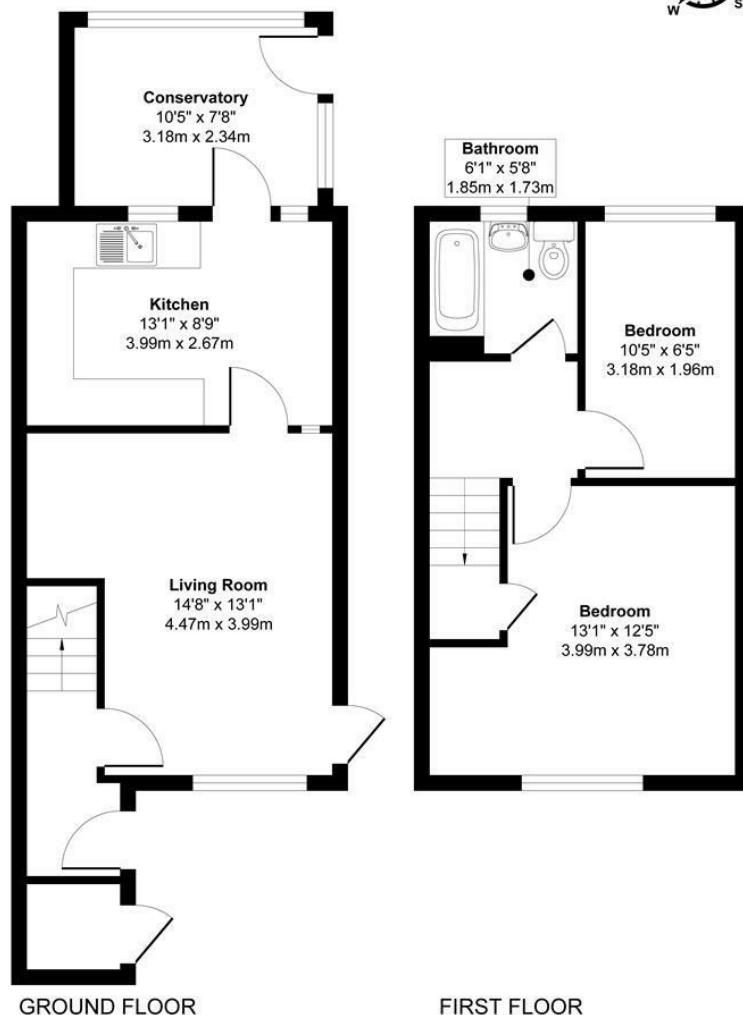
With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this charming house in St. Leonards-On-Sea presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after location.

- EPC RATING C
- NO ONWARD CHAIN
- QUIET RESIDENTIAL CLOSE
- TAX BAND B
- PRIVATE GARDENS
- POPULAR SCHOOLS AND SHOPS WITHIN EASY REACH
- TWO BEDROOMS
- ALLOCATED PARKING
- 742 SQ FT

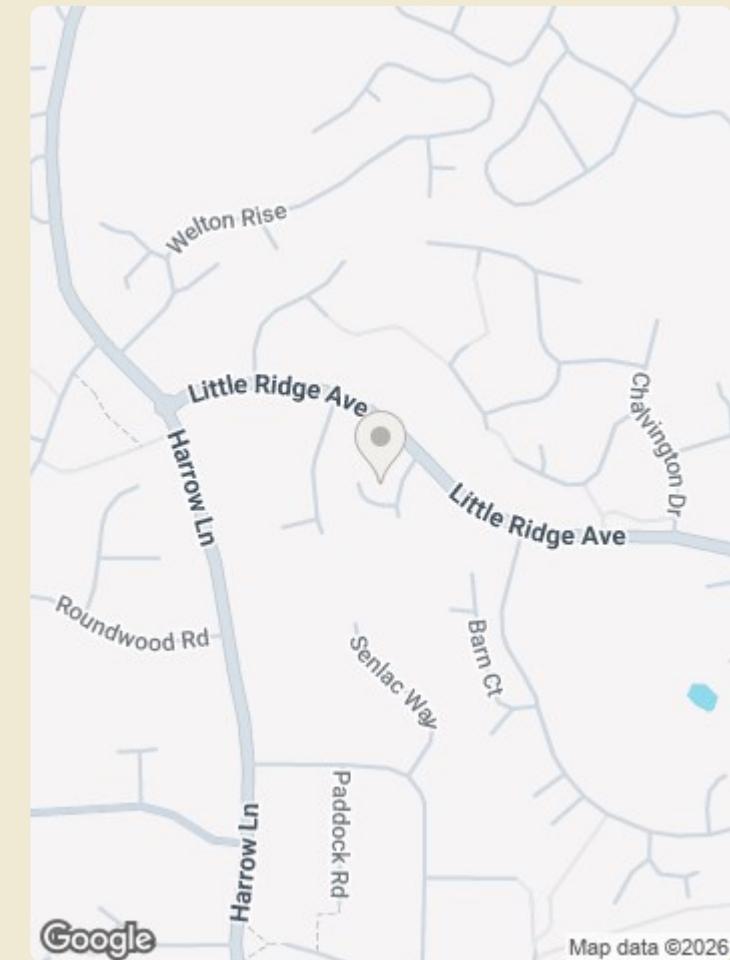


# Alder Close

Approximate Gross Internal Floor Area  
742 sq. ft / 68.93 sq. m



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (F2 plus)	A	
(F1-91)	B	
(E9-80)	C	
(D5-44)	D	
(D9-34)	E	
(D1-38)	F	
(I-20)	G	
Not energy efficient - higher running costs		
England & Wales	69	85
EU Directive 2002/91/EC		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (B2 plus)	A	
(B1-91)	B	
(E9-80)	C	
(D5-44)	D	
(D9-34)	E	
(D1-38)	F	
(I-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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