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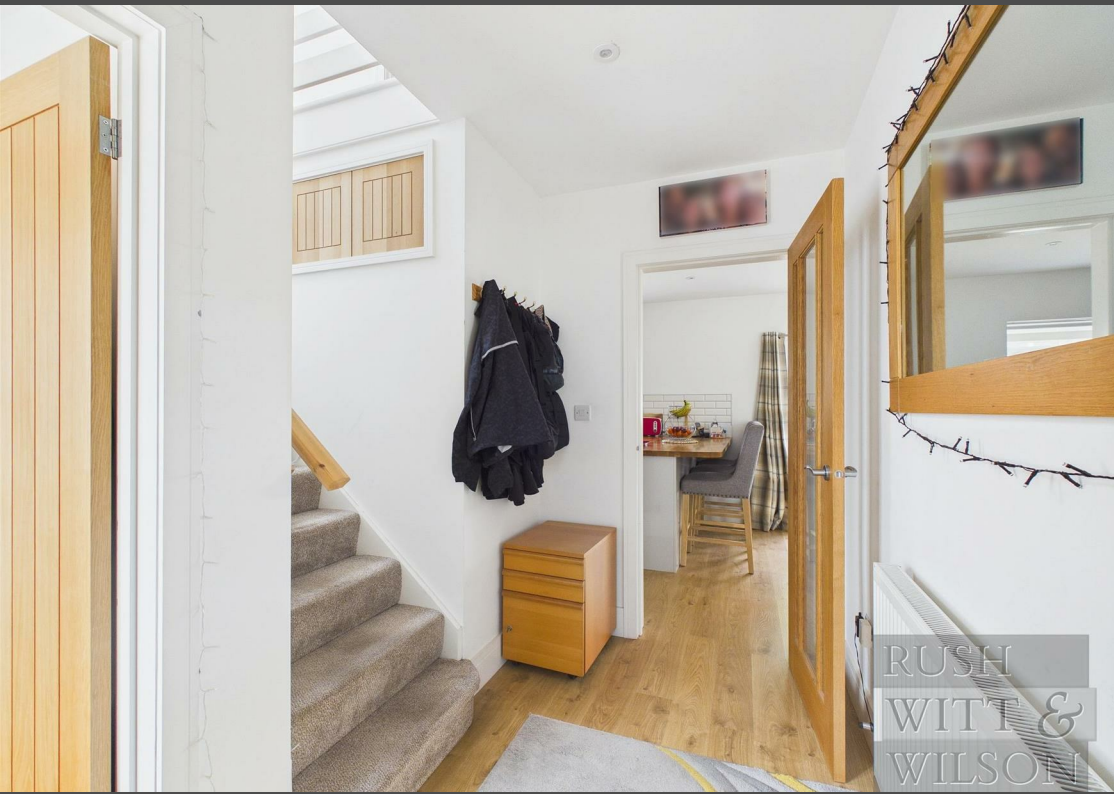
11 Bellingham Close, St. Leonards-On-Sea, TN37 7QH
Guide Price £375,000 - £400,000 Freehold

****Guide Price £375,000 - £400,000 ** CHAIN FREE ****

Nestled in the tranquil Bellingham Close, this immaculate three-bedroom detached family home offers a perfect blend of comfort and modern living. The property is offered for sale with no onward chain and is designed to cater to the needs of a growing family while providing a peaceful retreat from the hustle and bustle of everyday life. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious wrap-around living room, dining area, and kitchen, creating an ideal space for family gatherings and entertaining guests. The ground floor also features a convenient wc, enhancing the practicality of the home. As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering ample natural light and space for relaxation. The main shower room is thoughtfully designed, providing a modern touch to the home. The exterior of the property boasts a large front garden, complemented by a garage that is currently undergoing an extension to enhance its width, along with off-road parking. The rear garden is in the process of renovation, promising a delightful outdoor space for family activities and summer barbecues. Situated in a quiet and popular location, this property is perfect for those seeking a serene lifestyle while remaining close to local amenities. With its charming features and potential for further enhancement, this detached house is an excellent opportunity for families looking to settle in a desirable area. Do not miss the chance to make this lovely home your own.





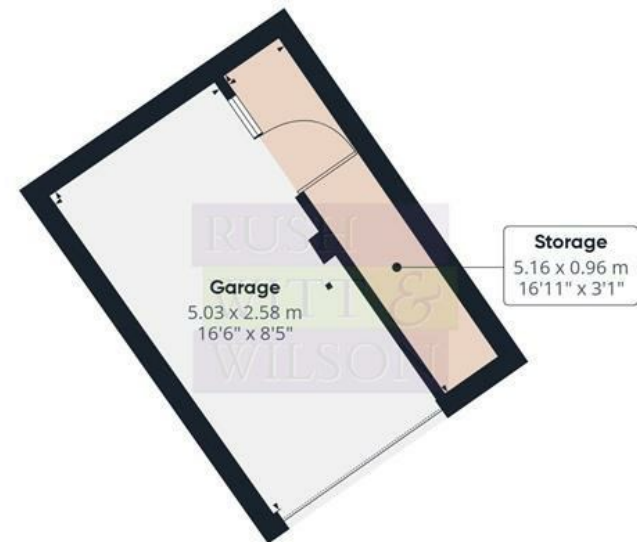




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

103.3 m²

1112 ft²

Reduced headroom

0.5 m²

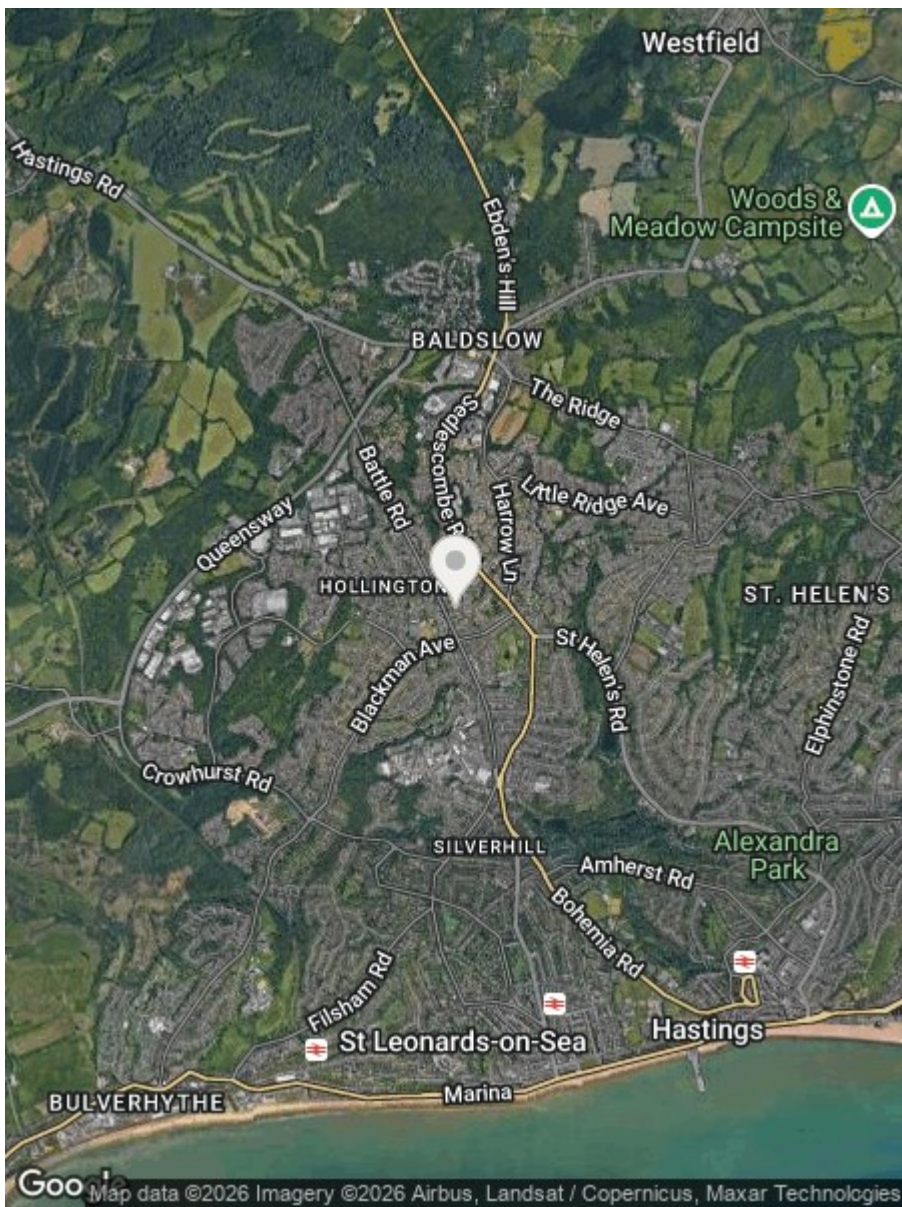
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	86
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - D

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.

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