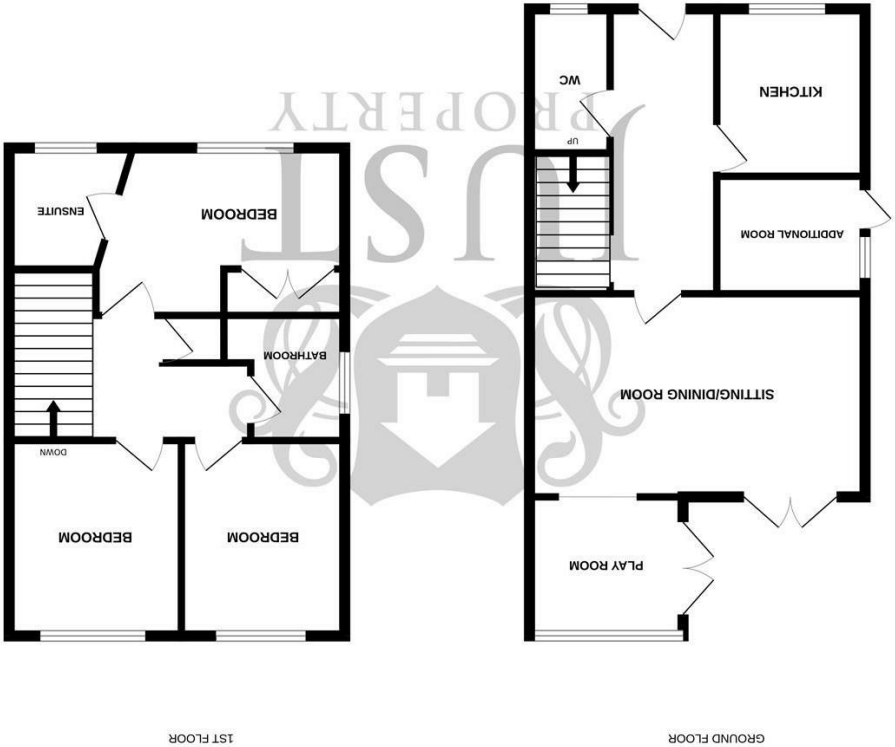




England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Very energy efficient - lower running costs	A (61-81)	A (92 plus)
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	
Energy Efficiency Rating		
	76	82



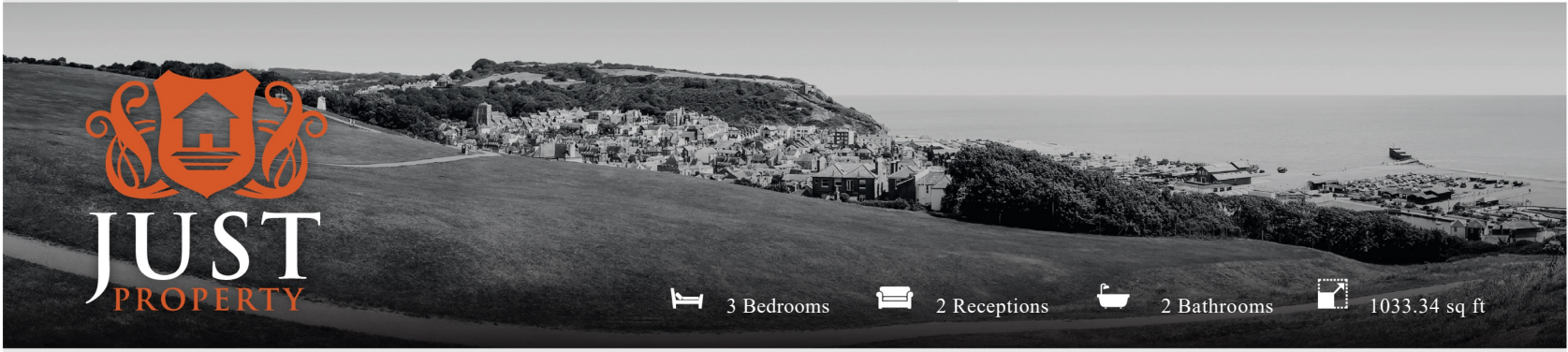
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and other areas are approximate and responsibility is taken by any prospective purchaser. This brochure, floorplan and appliances shown have been issued and no guarantee as to their operation or accuracy can be given.



FLOORPLANS

1 Mistral Close, St. Leonards-On-Sea, TN37 7RY

www.justproperty.net



3 Bedrooms 2 Receptions 2 Bathrooms 1033.34 sq ft

1 Mistral Close, St. Leonards-On-Sea, TN37 7RY

Freehold

£340,000





Freehold

£340,000



3 Bedrooms

2 Receptions

2 Bathrooms

1033.34 sq ft

PROPERTY DETAILS

located in the charming area of Mistral Close, St. Leonards-On-Sea, this delightful property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a peaceful retreat in a desirable neighbourhood.

The spacious layout of the home provides ample room for relaxation and entertaining. The large rear garden is a standout feature, offering a private outdoor space where children can play and families can enjoy summer barbecues or quiet evenings under the stars. The garden is a blank canvas, ready for your personal touch, whether you envision a vibrant flower garden or a tranquil seating area.

Situated on a quiet road, this property enjoys a peaceful atmosphere while remaining conveniently close to local amenities. Shops, parks, and well-regarded schools are just a short distance away, including a primary school rated Outstanding by Ofsted, making it easy to access everything needed for day-to-day life. The family-oriented location offers a welcoming community environment, ideal for those looking to settle down.

This property is not just a house; it is a home where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to embrace the St. Leonards-On-Sea lifestyle. Do not miss the chance to make this charming property your own.

To arrange access for a viewing, contact the vendors choice of sole agents Just Property to see all this wonderful property has to offer in person.

ROOM DIMENSIONS

Off Road Parking	Bedroom
Garage	12'2" x 7'5" (3.715 x 2.267)
Property Front Door	Bedroom
Entrance Hallway	10'2" x 8'7" (3.100 x 2.634)
Downstairs W.C	Family Bathroom
Kitchen	6'9" x 5'7" (2.079 x 1.710)
Storage	Bedroom With En-Suite
Dining Room / Lounge	12'0" x 11'0" (3.681 x 3.366)
Play Room	Large Rear Garden
9'0" x 7'6" (2.755 x 2.298)	
Stairs To First Floor	
Landing	

FEATURES

- Three Bedroom with Additional Room Downstairs
- Large Private Rear Garden with Side Access
- Garage & Off Road Parking Space To The Front
- Close To Amenities & Bus Routes Locally
- Desirable Family Oriented Location
- Family Bathroom & En-Suite in Bedroom
- Open Lounge / Dining Room
- Downstairs W.C
- Call Just Property to Arrange Access
- Council Tax Band - C



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.