



**HOME + CASTLE**  
ESTATE AGENTS

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**new**  
instruction



## Mistral Close, St. Leonards-On-Sea, | House | 3 Bedrooms

Home + Castle are delighted to offer this well presented 3 BEDROOM MID-TERRACE HOUSE in a very popular residential area. With spacious lounge diner, en-suite to main bedroom, garage in block and good sized enclosed rear garden, this property is the IDEAL FAMILY HOME. Close to local schools, shops and bus routes.

**TO LET**  
**£1,450 PER**  
**MONTH**

## Hallway

Main door to hallway.

## Lounge Diner 18'4" max x 16'5" max (5.59m" max x 5.00m" max)

Understairs cupboard for storage.

Double glazed window to rear garden.

Double glazed French doors to rear garden.

## Kitchen 10'2 x 8'10" (3.10m x 2.69m")

Built-in gas hob.

Built-in electric oven.

Ideal Gas Boiler in cupboard.

Plumbing for washing machine.

Space for dishwasher.

Space for American style fridge freezer.

Double glazed window to front aspect.

## Cloakroom 6'6" x 3'2" (1.98m" x 0.97m")

WC

Basin

Opaque double-glazed window to front of property.

## Stairs to 1st Floor

### Landing

Airing cupboard.

## Bedroom 1 11'1" x 10'1" (3.38m" x 3.07m")

Built-in double wardrobe.

Double glazed window to front aspect.

## En-suite Shower Room 6'7" max x 6' max (2.01m" max x 1.83m max)

Shower cubicle.

WC.

Basin.

Opaque double-glazed window to front of property.

## Bedroom 2 10'2" x 8'7" (3.10m" x 2.62m")

Double glazed window to rear garden.

## Bedroom 3 11'6" max x 7'5" (3.51m" max x 2.26m")

Double glazed window to rear garden.

## Bathroom 6'10" x 5'8" max (2.08m" x 1.73m" max )

Bath

WC

Basin

## Garage in Block 17'4" x 8'3" (5.28m" x 2.51m")

Up and over door to front.

Access door from rear garden.

## Garden

Enclosed rear garden.

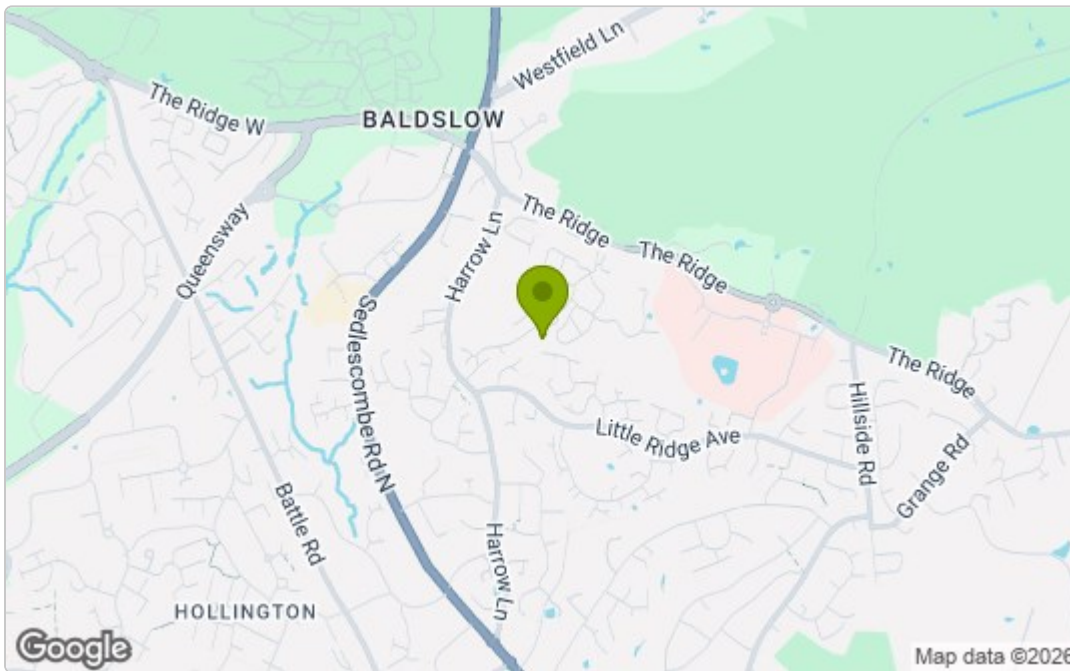
Patio areas x 2.

Mainly laid to lawn.

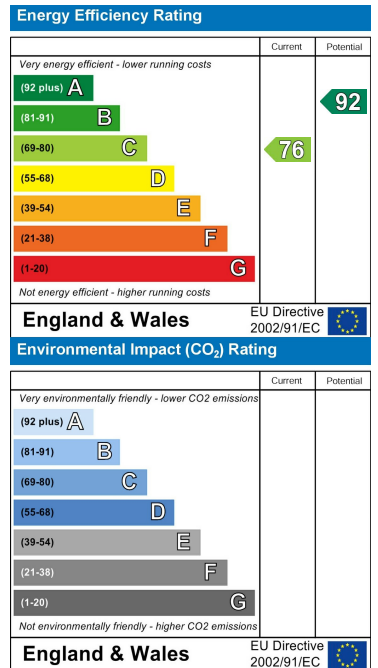
Rear access to garage

# Floor Plan

## Area Map



## Energy Efficiency Graph



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