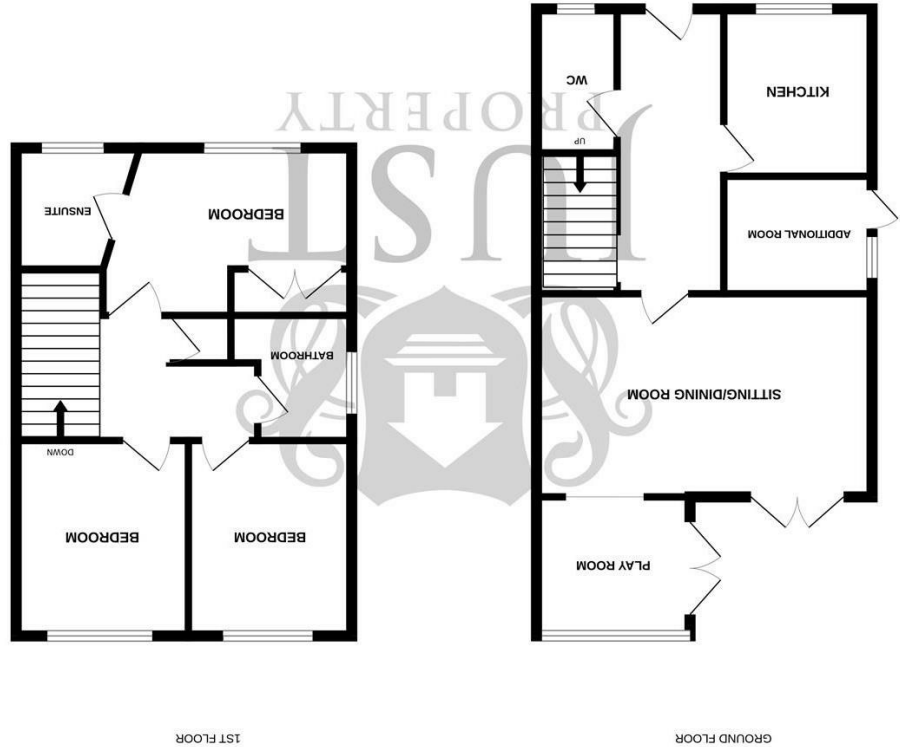


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	76
Potential	82



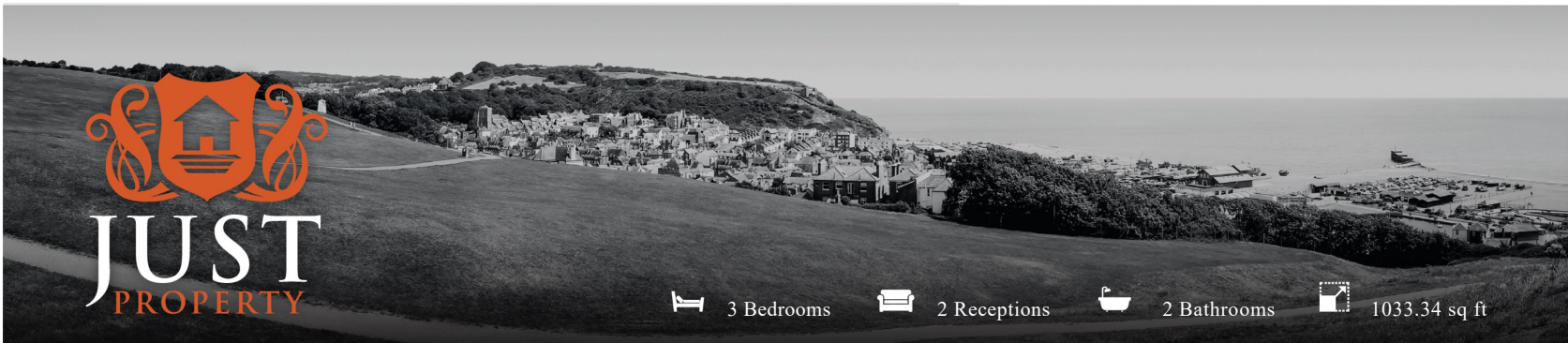
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows and appliances shown are approximate and should be used as a guide only. The purchaser is advised to verify the accuracy of the floorplans contained herein, measurements of rooms, windows and appliances shown are approximate and should be used as a guide only. The purchaser is advised to verify the accuracy of the floorplans contained herein, measurements of rooms, windows and appliances shown are approximate and should be used as a guide only.



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

£349,950





Freehold

£349,950

3 Bedrooms 2 Receptions 2 Bathrooms 1033.34 sq ft

PROPERTY DETAILS

£349,950

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

Garage

Property Front Door

Entrance Hallway

Downstairs W.C

Kitchen
11'0" x 9'0" (3.356 x 2.747)

Storage

Dining Room / Lounge
16'5" x 11'5" (5.014 x 3.492)

Play Room
9'0" x 7'6" (2.755 x 2.298)

Stairs To First Floor

Landing

Bedroom
12'2" x 7'5" (3.715 x 2.267)

Bedroom
10'2" x 8'7" (3.100 x 2.634)

Family Bathroom
6'9" x 5'7" (2.079 x 1.710)

Bedroom With En-Suite
12'0" x 11'0" (3.681 x 3.366)

Large Rear Garden

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

