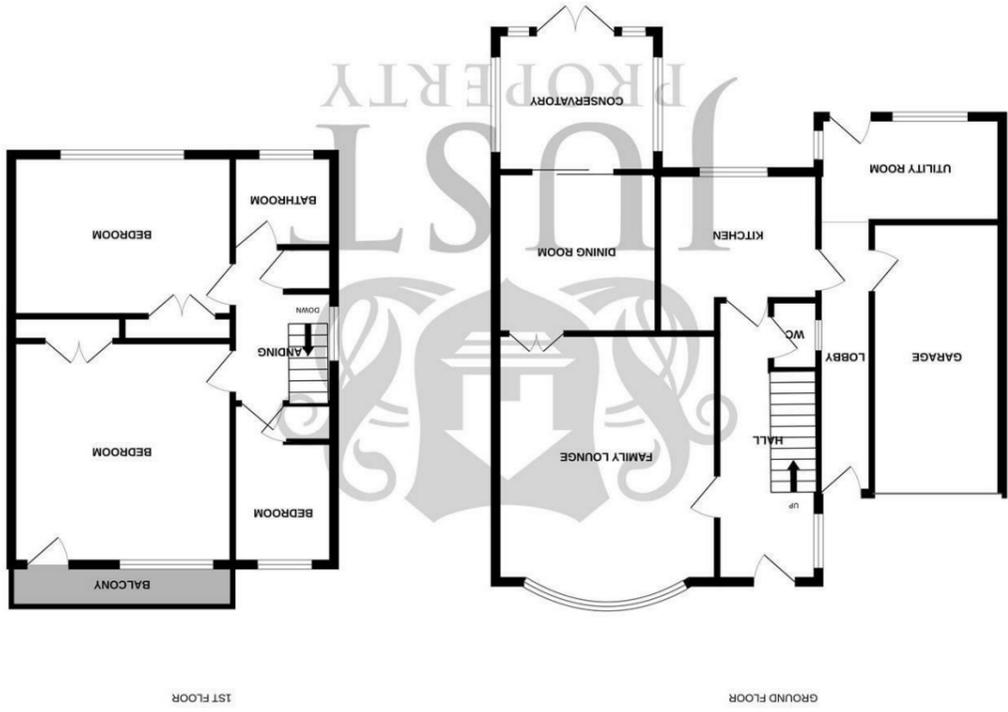




England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - higher running costs	D (55-68)
Not energy efficient - higher running costs	E (39-54)
Not energy efficient - higher running costs	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Potential	85
Current	66



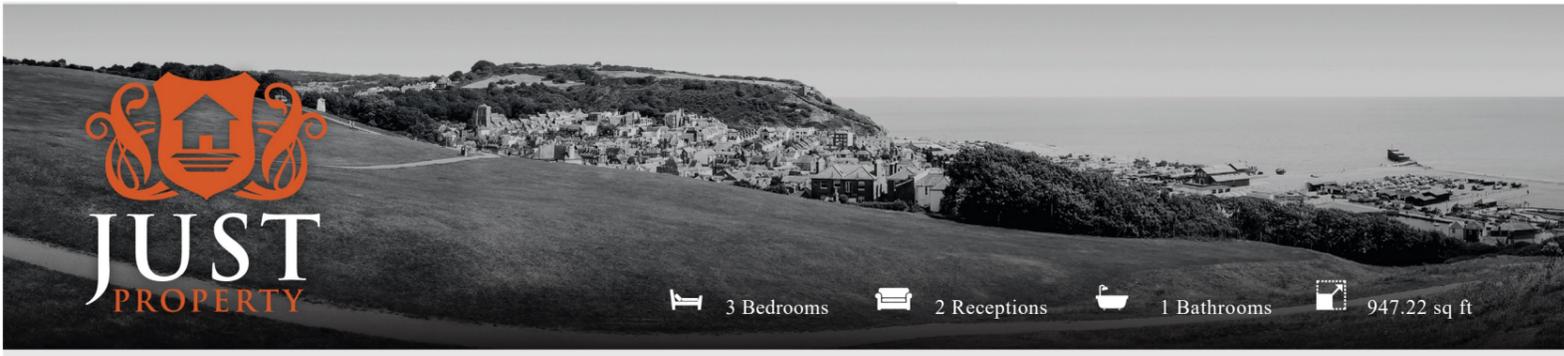
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and fixtures are approximate and no responsibility is taken for any errors. All doors, windows, rooms and fixtures are approximate and no responsibility is taken for any errors. Prospective purchaser: The services, systems and appliances shown have been treated and no guarantee as to their operation or efficiency can be given. Made with Mapbox, 2020.



FLOORPLANS

2 Wingate Close, St. Leonards-On-Sea, TN38 0SD

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 947.22 sq ft

Freehold

£359,950

2 Wingate Close, St. Leonards-On-Sea, TN38 0SD





3 Bedrooms 2 Receptions 1 Bathrooms 947.22 sq ft

PROPERTY DETAILS

Wingate Close is a quiet residential cul-de-sac situated just off Avondale Road in St Leonards.

Ideally positioned, the property is within easy reach of local schools, shops and amenities, as well as the beautiful seafront and promenade. Hastings town centre, supermarkets and the historic Old Town are also conveniently close by.

The accommodation has been well cared for by the current owners and offers a welcoming and spacious entrance hallway with a useful ground floor WC. There is a bay-fronted family living room leading through to a separate dining room and rear conservatory, creating an excellent space for both everyday living and entertaining. The property also benefits from a fully fitted kitchen, along with a useful lobby providing access to a utility area and the garage.

To the first floor, there are two generous double bedrooms with built-in storage, a smaller third bedroom ideal as a nursery, home office or single bedroom, and a modern fitted shower room/WC.

Externally, the property offers off-road parking for a couple of vehicles in addition to a detached garage. The front garden provides privacy, while the landscaped rear garden features established plants and shrubs, lawned areas and patio seating spaces.

To fully appreciate this stylish and well-presented family home, viewing is highly recommended by the vendors' sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Bedroom
Hallway	13'3" x 12'2" (4.06 x 3.73)
WC	Front Balcony
Family Lounge	Bedroom
16'0" x 12'4" (4.90 x 3.76)	12'2" x 9'4" (3.71 x 2.87)
Dining Room	Bedroom
10'0" x 9'1" (3.07 x 2.77)	10'0" x 6'5" (3.05 x 1.98)
Kitchen	Shower Room /WC
10'0" x 8'3" (3.05 x 2.54)	Front Garden
Conservatory	Off Road Parking
8'5" x 8'3" (2.57 x 2.54)	Garage
Internal Lobby	16'4" x 8'3" (5 x 2.54)
Utility Room	Rear Garden
8'2" x 5'4" (2.49 x 1.65)	
Stairs to First Floor Landing	

FEATURES

- Quiet Cul-de-Sac Position
- Three Bedrooms
- Front Balcony
- Two Separate Reception Rooms
- Off Road Parking and Garage
- Useful Utility Room
- Semi Detached Family Home
- Front and Landscaped Rear Gardens
- Double Glazing and Gas Central Heating
- Close To Schools and Shops

