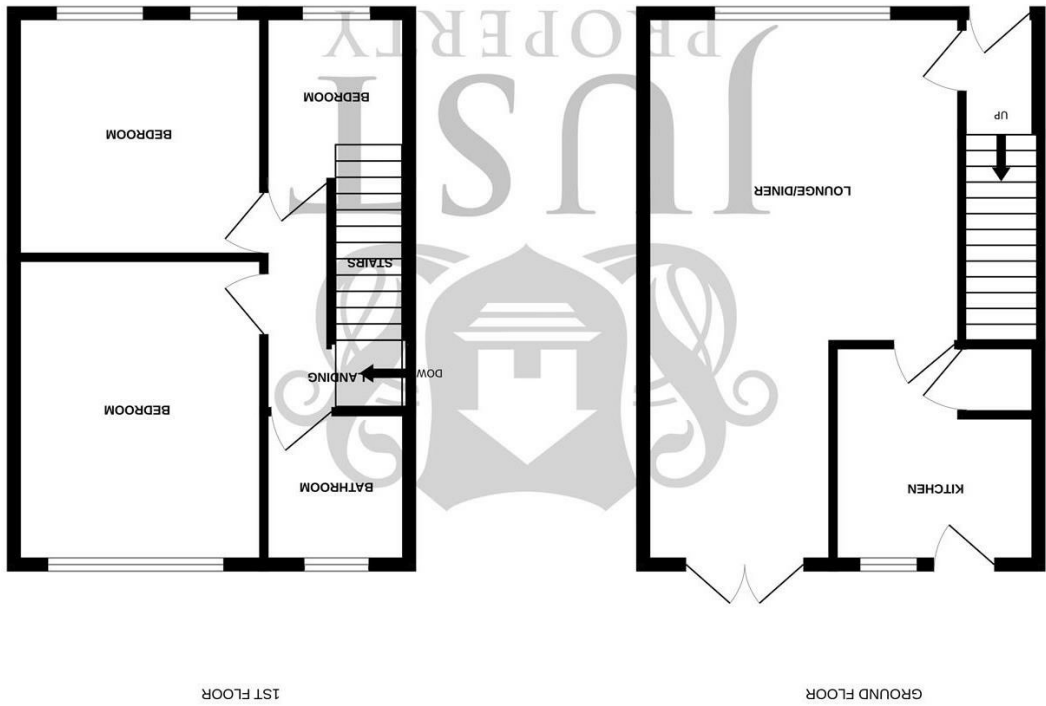




Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
Current	Potential
71	79
EU Directive 2002/91/EC	
England & Wales	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

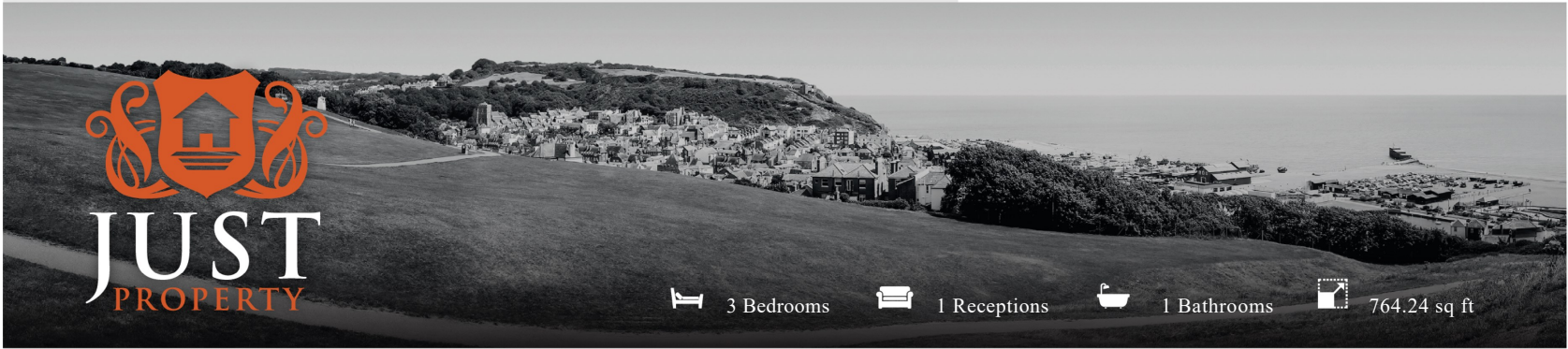
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FLOORPLANS

9 Laleham Close, St. Leonards-On-Sea, TN37 7JH

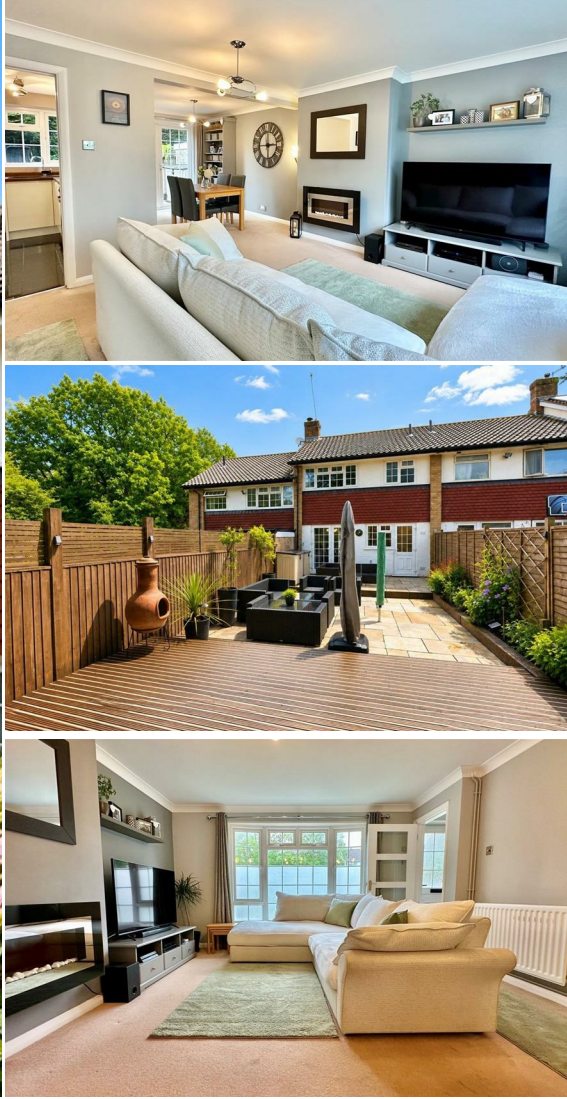
www.justproperty.net



9 Laleham Close, St. Leonards-On-Sea, TN37 7JH

Freehold

£339,650





Freehold

£339,950

3 Bedrooms 1 Receptions 1 Bathrooms 764.24 sq ft

PROPERTY DETAILS

A bright and spacious three-bedroom terraced home with off-road parking, occupying a desirable position within a quiet cul-de-sac. Ideally positioned for family life, the property is within easy reach of local schools, good transport links, a range of shops and the Conquest Hospital.

Well presented throughout, the accommodation offers a welcoming living room to the front of the property which flows through to a dining area and a modern fitted kitchen. The kitchen is fitted with an attractive range of units providing ample storage and worktop space.

To the first floor are three well-proportioned bedrooms, including two generous double rooms, together with a stylish contemporary shower room.

The rear garden is a particular highlight, enjoying a secluded and leafy backdrop with multiple seating areas, a patio accessed by the dining room and a private section of woodland behind the garden, creating a wonderful space to relax and entertain. To the front there is an attractive garden and an allocated private parking space.

Offering spacious accommodation, a peaceful setting and excellent family-friendly amenities nearby, this wonderful home must be viewed to be fully appreciated.



ROOM DIMENSIONS

Front Door	Bathroom
Entrance Hallway	6'5" x 5'10" (1.96 x 1.78)
Lounge Area	Front Garden
13'5" x 12'10" (4.11 x 3.93)	Rear Garden
Dining Space	Allocated Residents Parking
9'2" x 7'10" (2.81 x 2.41)	
Kitchen	
9'3" x 8'3" (2.82 x 2.52)	
Stairs Up To Landing	
Bedroom	
11'11" x 10'5" (3.65 x 3.20)	
Bedroom	
10'4" x 10'3" (3.17 x 3.14)	
Bedroom	
7'0" x 6'0" (2.15 x 1.85)	

FEATURES

- Beautifully Presented Home
- Three Bedrooms
- Allocated Residents Parking
- Quiet Position in Residential Close
- Great Garden With Decking
- Area of Woodland
- Close To Local Schools
- Fantastic Family Property

