



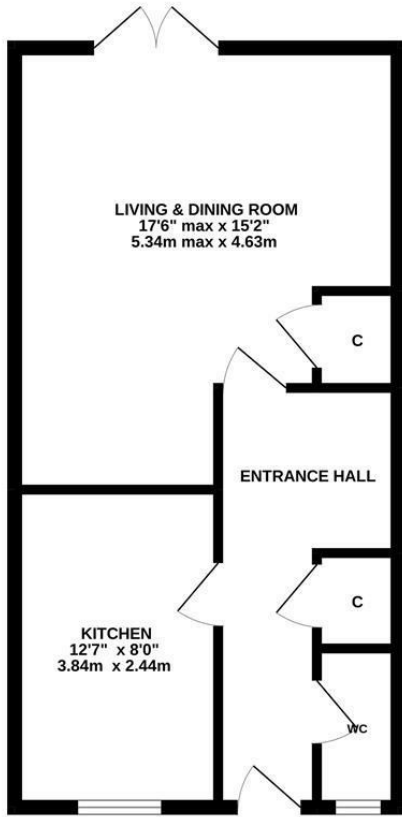
## Downey Close, St. Leonards-On-Sea TN37 7LJ

Offers in excess of £315,000

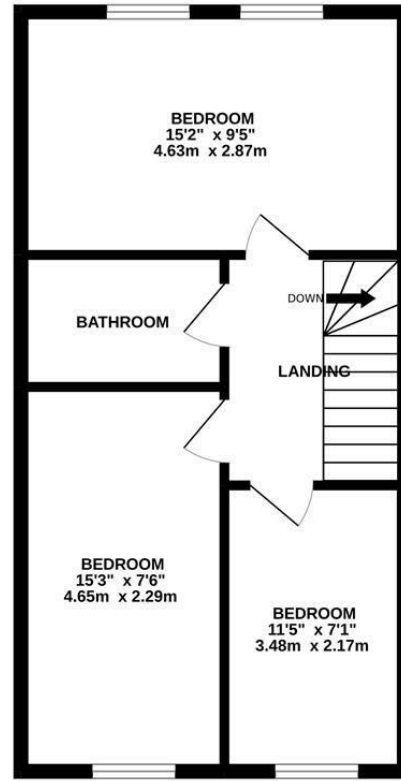


Beautifully presented THREE BEDROOM semi detached house set in a QUIET CUL-DE-SAC location with allocated off road parking. The accommodation here enjoys deceptively SPACIOUS ACCOMMODATION offering a STYLISH FITTED KITCHEN which enjoys integrated appliances and a front aspect while the generous living and dining space sits at the rear of the house with double doors opening out to the LANDSCAPED REAR GARDEN. There is also a handy DOWNSTAIRS CLOAKROOM and two large storage cupboards while the first floor houses THREE DOUBLE BEDROOMS along with a modern family bathroom where there is a shower and screen over the bath. The rear garden is a particular feature here, there is a decked area which provides the PERFECT SPOT FOR ENTERTAINING with stairs leading to a raised area of lawn. There is also handy side access and to the side of the house there is allocated OFF ROAD PARKING FOR TWO VEHICLES.

**GROUND FLOOR**  
458 sq.ft. (42.5 sq.m.) approx.



**1ST FLOOR**  
458 sq.ft. (42.5 sq.m.) approx.



**TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.**

Whilst 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, omission or mis-statement. 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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