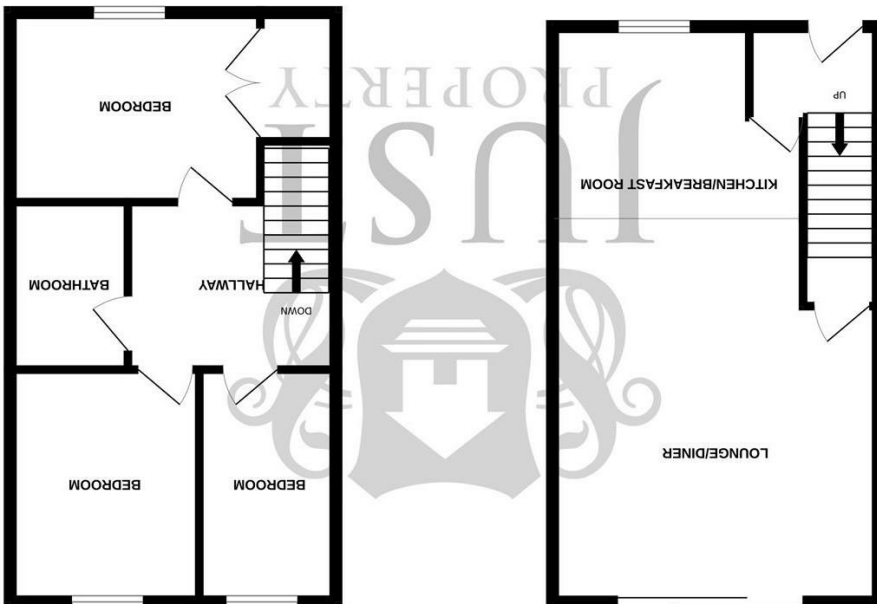


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential



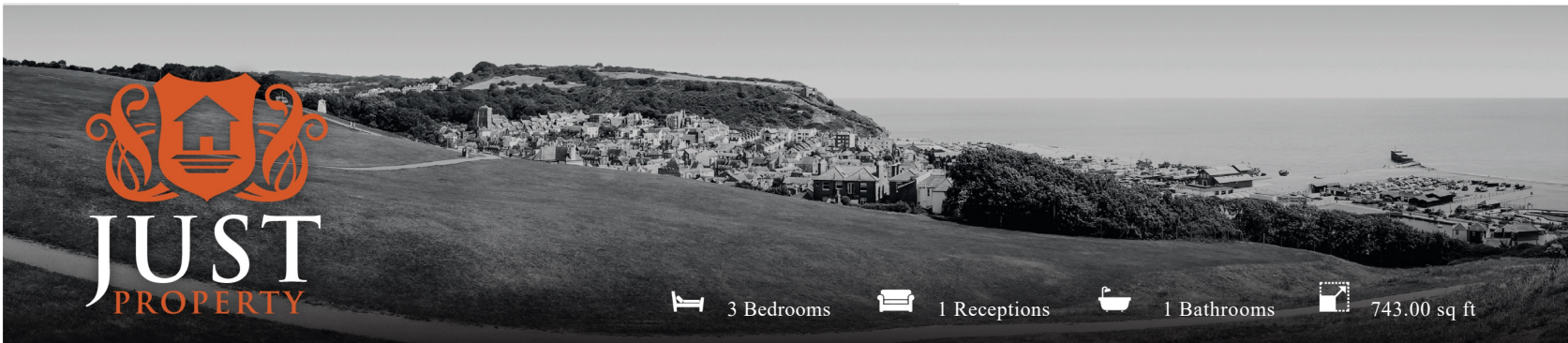
What energy has been made to ensure the accuracy of the English contained here, measurements of every window and aperture and on completion is taken as such by any prospective purchaser. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The service, plans and appliances shown here and the guarantee as to their operation or efficiency can give.



# FLOORPLANS

10 St. Catherines Close, St. Leonards-On-Sea, TN37 6SR

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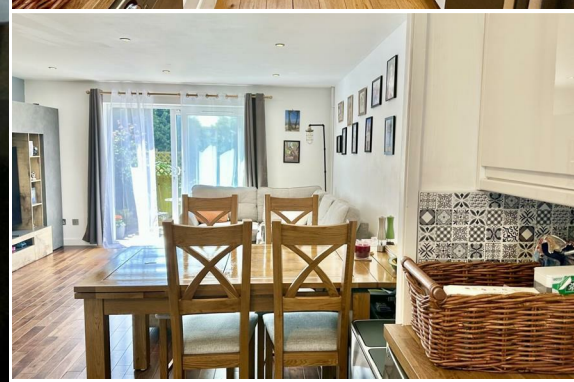


3 Bedrooms | 1 Receptions | 1 Bathrooms | 743.00 sq ft

Freehold

# £295,555

10 St. Catherines Close, St. Leonards-On-Sea, TN37 6SR





3 Bedrooms 1 Receptions 1 Bathrooms 743.00 sq ft

## PROPERTY DETAILS

This modern three bedroom mid-terraced house is ideally positioned within a quiet tucked away cul-de-sac, while remaining within easy reach of both the seafront and the wide range of amenities that St Leonards has to offer. Conveniently located close to local shops, schools, bus routes and transport links, the property would make an excellent first time purchase, family home or buy-to-let investment. The vibrant heart of St Leonards, with its independent cafés, restaurants, galleries and promenade, is also easily accessible.

The accommodation is well arranged and offers a bright and spacious feel throughout. As you enter the property, you are welcomed by an entrance hallway which leads through to the open plan kitchen and living space, creating a sociable and practical layout ideal for modern living. The kitchen is positioned to the front of the property and is fitted with a range of modern wall and base units with complementary worktops, an integrated oven and hob, space for additional appliances and a wall mounted gas boiler.

To the rear, the spacious living room enjoys plenty of natural light and provides direct access onto the rear garden via double glazed sliding patio doors, making it an excellent entertaining space and ideal for indoor and outdoor living during the warmer months.

On the first floor there are three well-proportioned bedrooms along with a family bathroom.

Outside, the rear garden offers a pleasant space to relax and enjoy, while the property further benefits from allocated off road parking.

Viewing is highly recommended with the vendors' chosen sole agents.



## ROOM DIMENSIONS

Front Door

Entrance Hallway

Kitchen / Breakfast Room Into  
10'9" x 8'9" (3.28 x 2.67)

Lounge and Dining Room  
17'3" x 14'0" (5.28 x 4.28)

Stairs Up To Landing

Bedroom  
14'1" x 8'7" (4.30 x 2.62)

Bedroom  
9'7" x 8'5" (2.93 x 2.59)

Bedroom  
9'7" x 6'1" (2.93 x 1.87)

Bathroom

Enclosed Rear Garden

## FEATURES

- Three Spacious Bedrooms
- South Facing Rear Garden
- Allocated Parking Space
- Open Plan Layout To Ground Floor
- Fitted Kitchen
- Close To Town and Shops
- Gas Central Heating
- UPVc Windows
- Ideal Family Home

