



OAKFIELD



Ledsham Way, St Leonards, TN37 7LG

Price Guide £325,000



## Ledsham Way, St Leonards, TN37 7LG

Presented to the market is an excellent opportunity to purchase this well-presented two-bedroom semi-detached bungalow. Tucked away in a quiet cul-de-sac, the property enjoys elevated views across Hastings and St Leonards. Further benefits include a good-sized driveway providing off-road parking and a large garage.

The accommodation comprises an entrance porch, hallway with ample storage, bay-fronted lounge, a good-sized kitchen leading through to the dining room, offering versatile living space, one bedroom on the lower floor, bathroom, separate WC, and a first-floor bedroom with an en-suite shower room that also enjoys an elevated outlook. Externally, the property boasts good-sized front and rear gardens, featuring a sunny patio area and a section of lawn. Conveniently located within easy reach of bus routes and local amenities, early viewing is highly recommended – contact the owners' agents today to arrange your viewing





### Dining Room

11'10" x 8'4" (3.61m x 2.54m)

### Kitchen

10'10" x 9'9" (3.30m x 2.97m)

### Living Room

15'2" x 11'5" (4.62m x 3.48m)

### Bathroom

7'5" x 5'10" (2.26m x 1.78m)

### Bedroom One

14'4" x 12'11" (4.37m x 3.94m)

### Bedroom Two

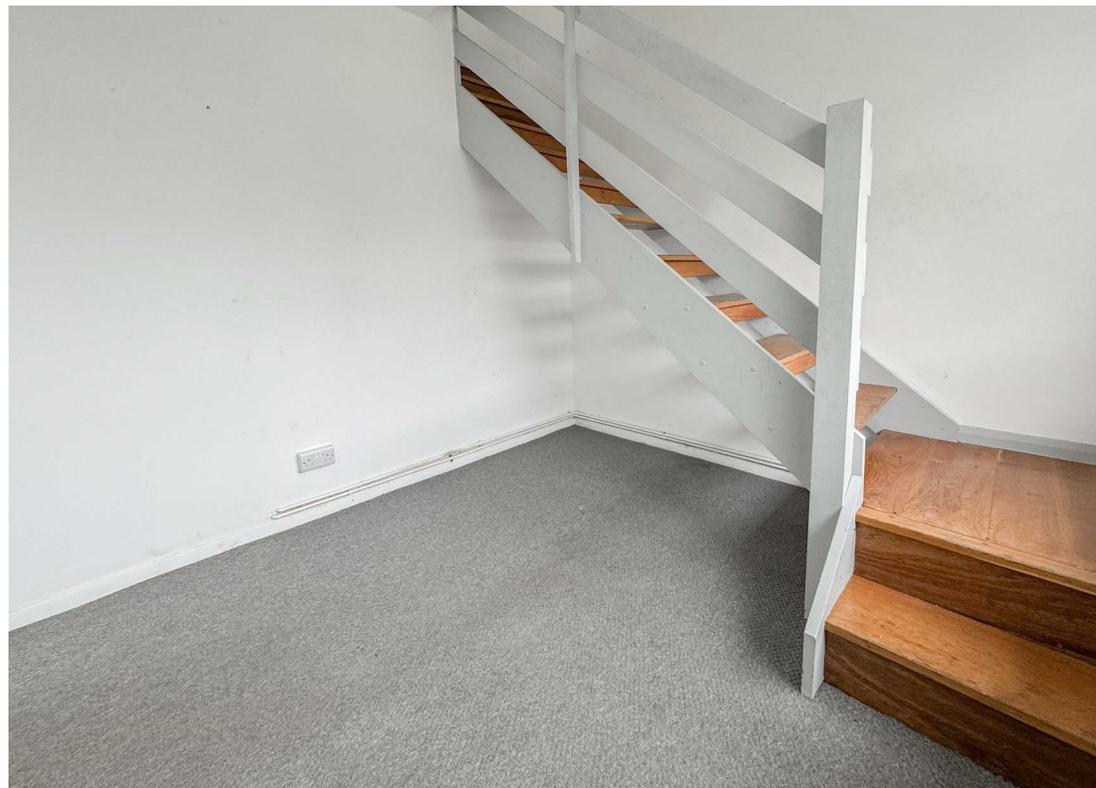
16'5" x 10'11" (5.00m x 3.33m)

### Shower Room

7'0" x 3'1" ( 2.13m x 0.94m)

### Garage

**Council Tax Band D - £2,554.14 Per Annum**



## Floor Plan

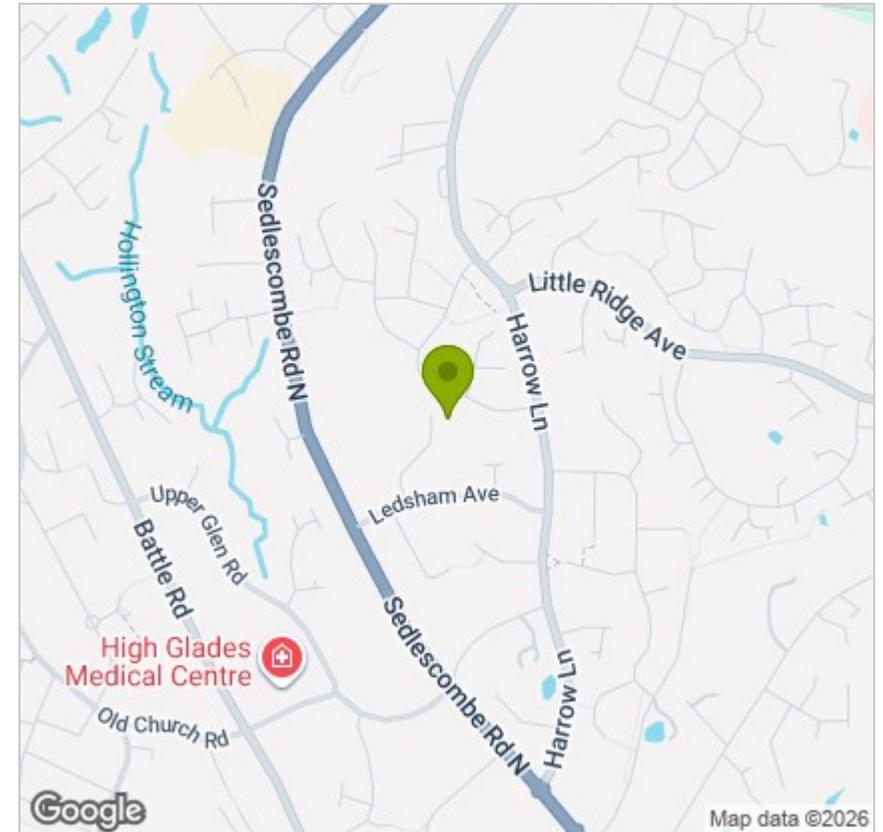


## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

