15 Moorhen Close, St. Leonards-On-Sea, TN38 8DQ
£235,000 Freehold

An ideal first-time purchase, this well-presented two-bedroom home offers an excellent opportunity to secure a property within a desirable cul-de-sac setting in the favoured St Leonards area. Perfectly positioned between St Leonards and Bexhill, the property is within easy reach of West St Leonards mainline railway station, local bus routes, shops and everyday amenities, as well as St Leonards Academy. A particular benefit is the off-road parking for a minimum of two vehicles, making this an extremely practical starter home. Internally, the accommodation comprises an entrance hallway, fitted kitchen and a spacious living room with sliding doors opening directly onto the level rear garden, which enjoys a pleasant outlook backing onto woodland. To the first floor are two well-proportioned double bedrooms and a family bathroom fitted with a bath, bifold shower screen and shower over. Combining a convenient location, generous parking, two double bedrooms and a level garden backing onto woodland, this is a fantastic opportunity for first-time buyers and must be viewed to be fully appreciated.

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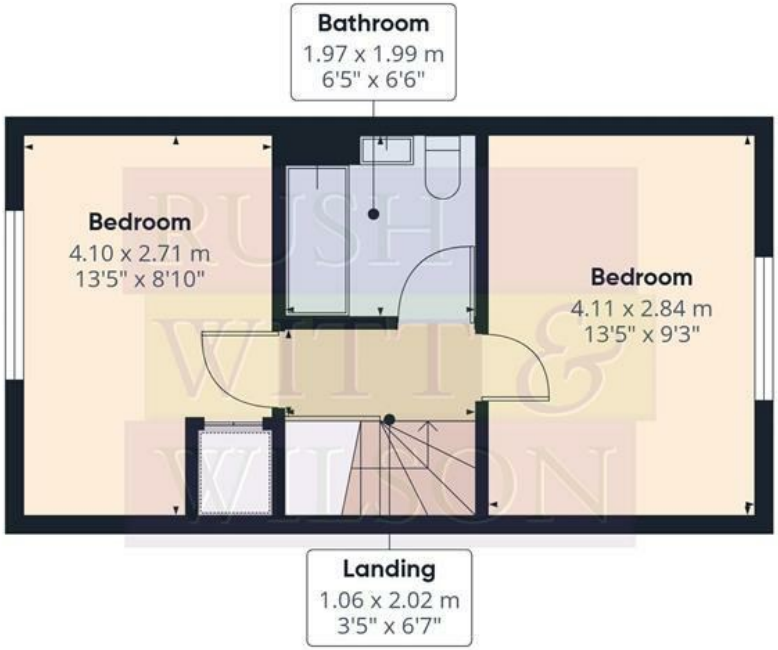
Floor 0



Floor 1

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Approximate total area(1)

58.8 m²

633 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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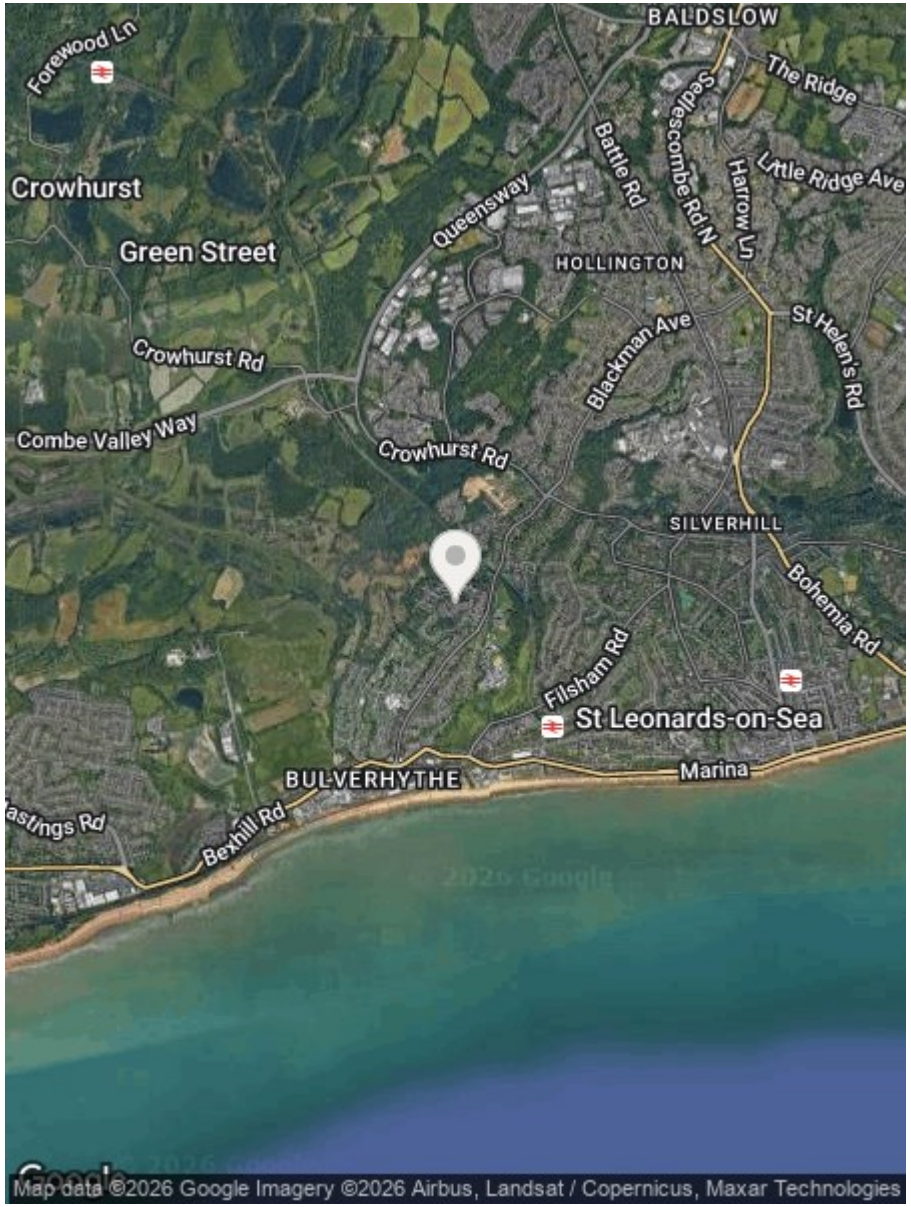

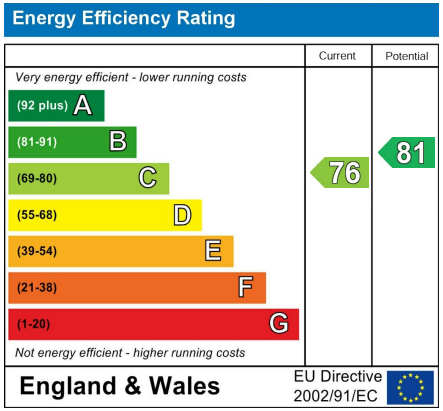

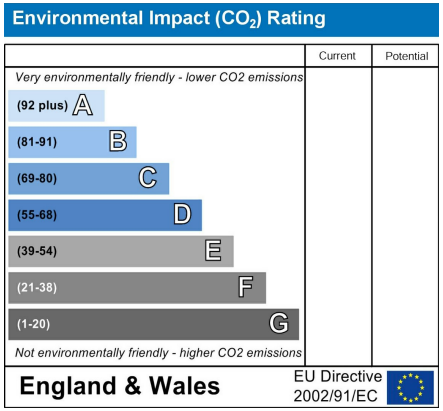

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Residential Estate Agents
Lettings & Property Management

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Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk