

Smithys Close, St. Leonards-On-Sea TN37 7SU

fox & sons

welcome to

Smithys Close, St. Leonards-On-Sea

Situated in the ever-popular Little Ridge area, this well-presented three-bedroom link-detached house offers spacious and versatile accommodation, making it an ideal family home. The property is conveniently positioned close to a range of local amenities and Conquest Hospital.















Ground Floor **First Floor**

Total floor area 88.1 m² (948 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fox & sons

Entrance Porch & Hallway

Living Room
14' 6" x 12' 4" (4.42m x 3.76m)

Dining Room
15' 5" x 10' (4.70m x 3.05m)

Kitchen
16' 11" x 7' 5" (5.16m x 2.26m)

Downstairs Wc

Bedroom One
14' 6" x 8' 4" (4.42m x 2.54m)

Bedroom Two
10' 2" x 9' 2" (3.10m x 2.79m)

Bedroom Three
9' 6" x 7' 3" (2.90m x 2.21m)

Bathroom

Agents Note:

welcome to

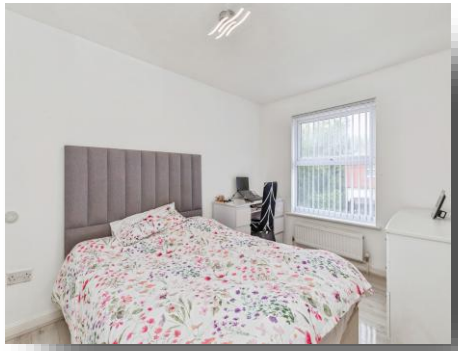
Smithys Close, St. Leonards-On-Sea

- THREE BEDROOMS
- LINK - DETACHED
- REAR GARDEN
- DRIVEWAY
- CLOSE TO CONQUEST

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£360,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS119211

The Property Ombudsman

Property Ref:
HAS119211 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01424 722177

hastings@fox-and-sons.co.uk

33 Havelock Road, HASTINGS, East Sussex, TN34 1BE

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.