

9 LINCOLN CLOSE, ST. LEONARDS

ROBIN SMITH
exp





- 2 Spacious Bedrooms
- Modern Bathrooms
- 790 sq ft Living Space
- Great Condition
- Private walled Garden

WELCOME



An immaculate two bedroomed bungalow with very private garden and outlook

A rarely available two-bedroom attached bungalow, tucked away in a peaceful and surprisingly secluded St Leonards position, offering generous accommodation, a wonderfully private sunny garden, and excellent value for money in today's market.

Set behind steps leading down from the road level, the property immediately feels hidden away from the outside world, with a calm and sheltered atmosphere that is difficult to find so close to local amenities and transport connections. Once inside, the accommodation and gardens are predominantly arranged across one level, making the layout practical and easy to live with.

The bungalow offers a spacious dual-aspect lounge measuring over 17ft with direct access out onto the garden, creating an excellent indoor-outdoor flow during warmer months. Both double bedrooms also open directly onto the garden via French doors, giving the property a bright and airy feel throughout. There is a fitted kitchen, bathroom and separate WC, together with gas central heating and double glazing. Buyers will also benefit from recently updated gas and electrical certificates already being in place.

Outside, the enclosed rear garden is a real feature of the property. The large paved terrace enjoys a sunny aspect and a strong degree of privacy, enclosed by attractive brick walls and mature greenery. It offers plenty of space for outdoor dining, entertaining, container gardening or simply enjoying the quiet setting. The property is presented in clean and comfortable condition throughout, while still offering exciting scope for enhancement over time. One particularly interesting opportunity could be the potential to vault sections of the ceiling, subject to any necessary permissions and structural advice, which could create a far more dramatic architectural feel and really transform the sense of space and light internally.

With its unusual layout, courtyard-style garden and hidden-away position, the property already has a character that lends itself well to thoughtful modernisation.

This home could suit a wide range of buyers. It would work particularly well for downsizers wanting single-level living without sacrificing outside space, professional couples seeking something more individual than a standard flat, creative buyers looking for a property with architectural potential, or even buyers searching for a quieter lock-up-and-leave style home. The garden access from multiple rooms and the tucked-away setting also give it a slightly Mediterranean courtyard feel that is rarely found locally.

Considering the size, privacy, outdoor space and future potential on offer, this represents a genuinely interesting and good value opportunity within the current St Leonards market.

INTERIOR HIGHLIGHTS



Spacious sitting room with abundant natural light and modern finishes



Light and Airy modern fitted Kitchen



Both double bedrooms offer French Doors to the Garden

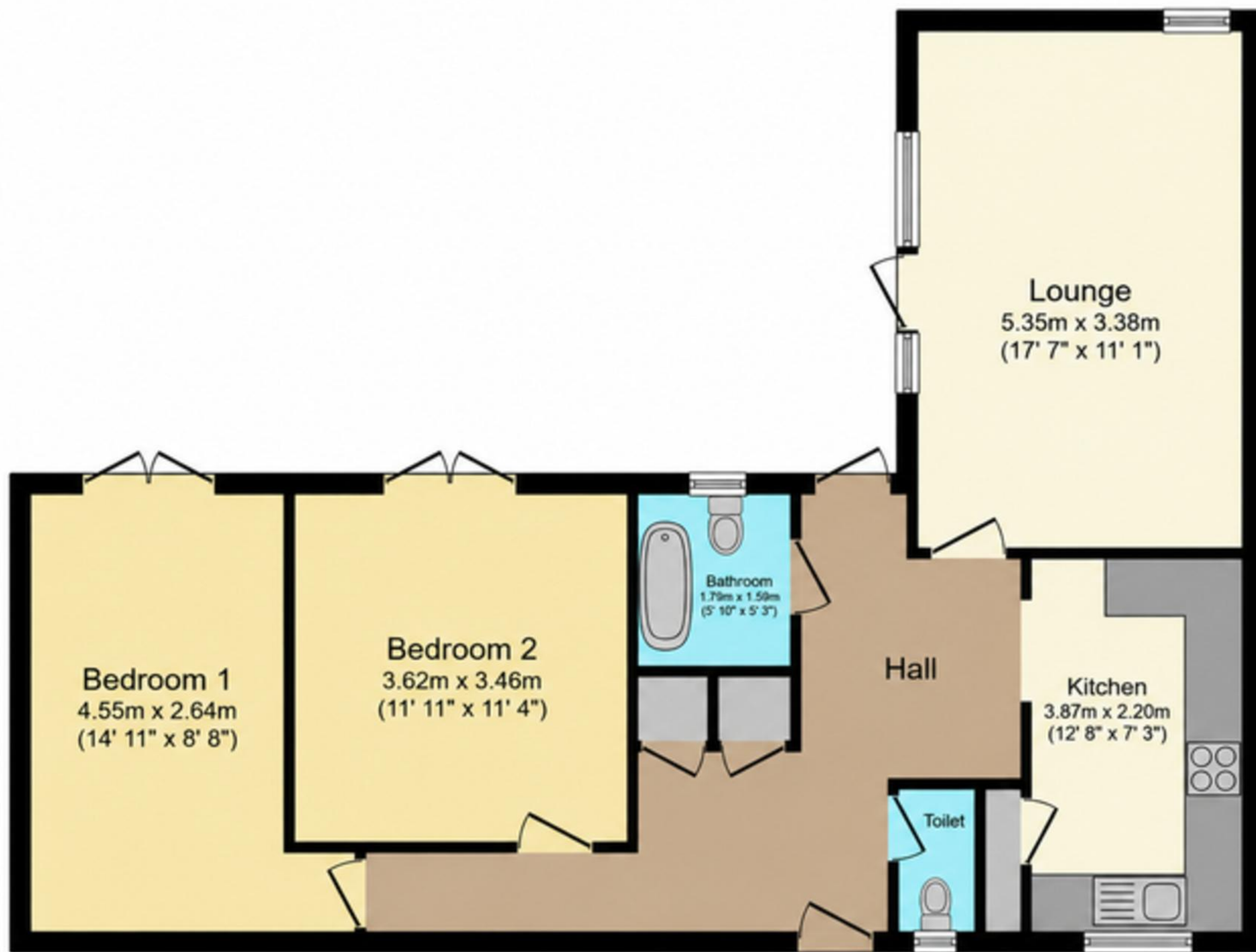


Cosy Sitting Room Wood Burner



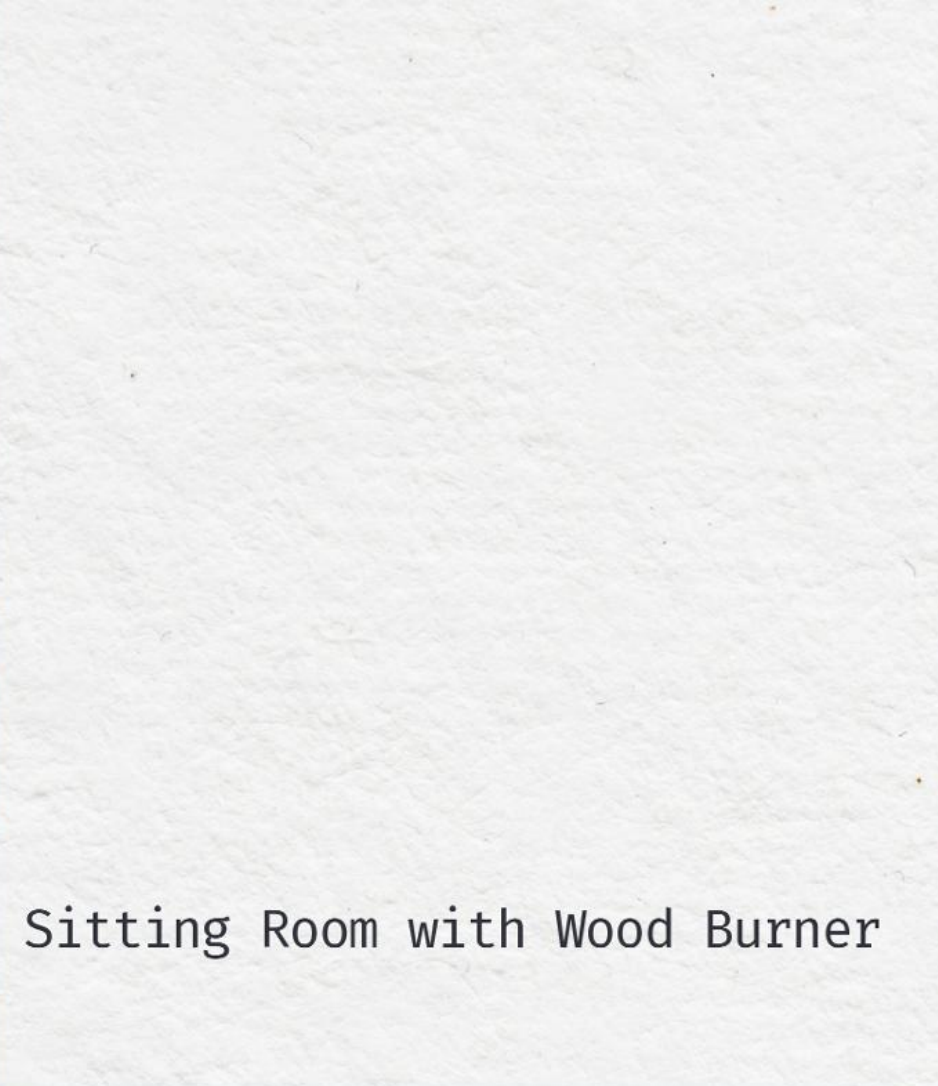
EXTERIOR & OUTDOOR SPACES

Very private and sunny walled garden – “like living in a treehouse” quotes the vendor



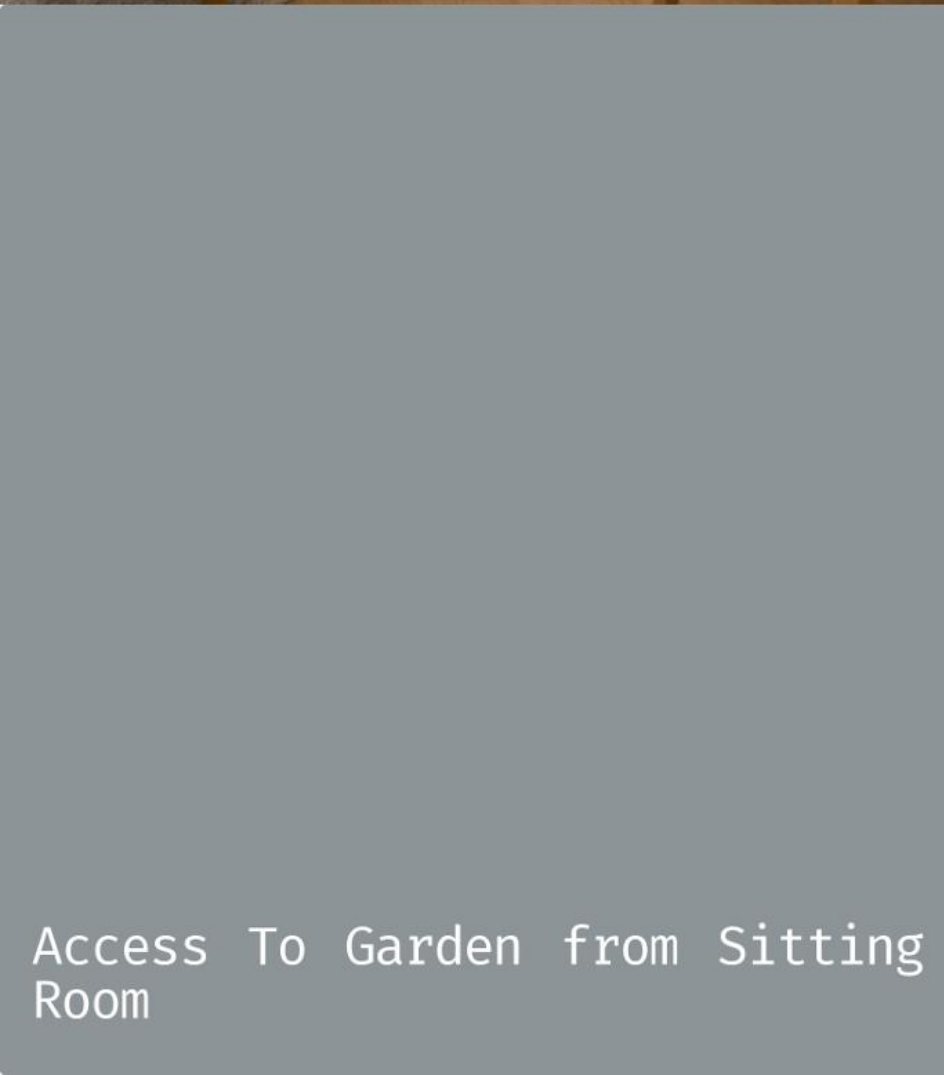
A photograph of a residential street on a sunny day. In the foreground, a white rectangular sign with the text 'LINCOLN CLOSE' in black capital letters is mounted on two black metal posts. The sign is positioned on a narrow strip of green grass between two asphalt paths. To the left of the sign is a dense, dark green hedge. To the right is a paved road that curves to the right. Several large, leafy trees line the street, casting shadows on the pavement. In the background, there are houses with various colored walls (green, blue, orange) and a brick wall. A few green bins and a white car are visible further down the road.

LINCOLN CLOSE

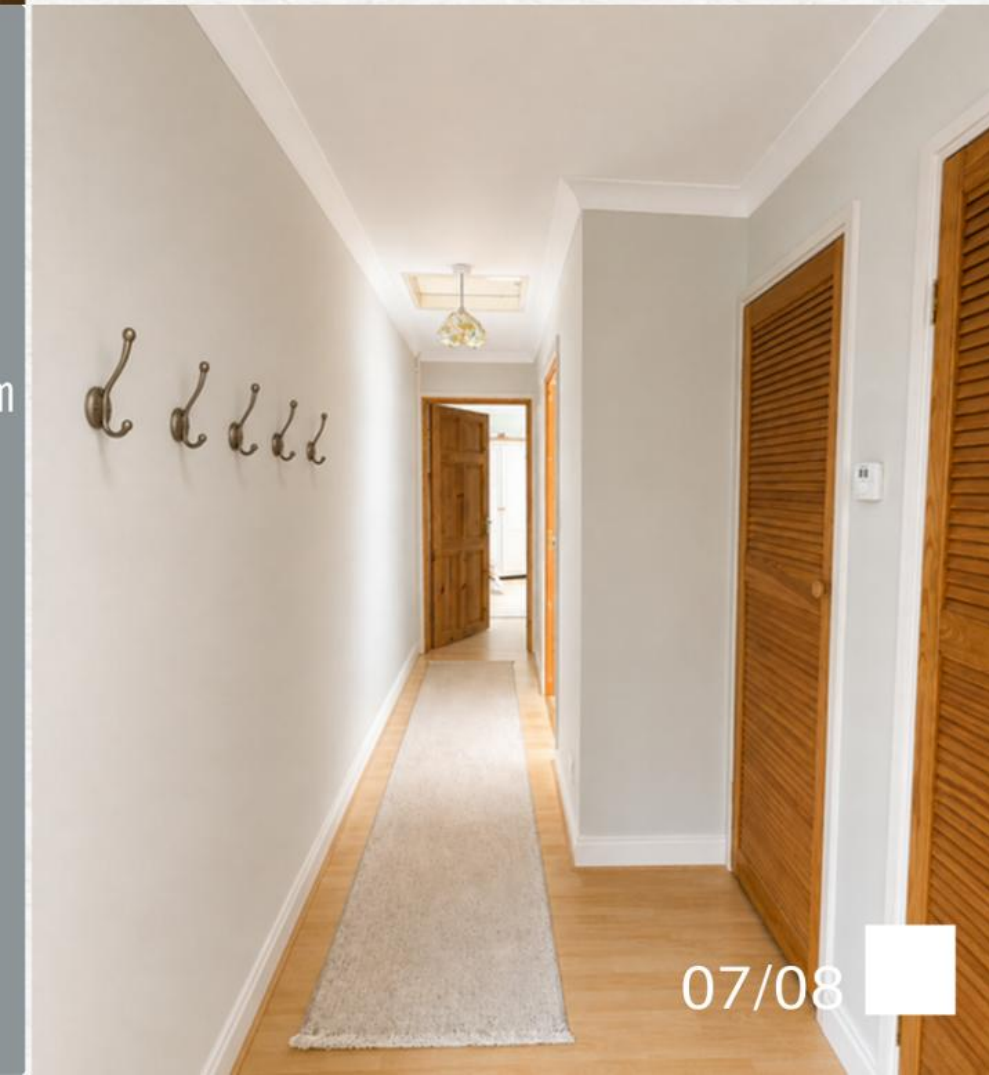


Double second bedroom with French Doors into Garden

Sitting Room with Wood Burner



L shaped bungalow with bedroom wing



Access To Garden from Sitting Room

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