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**2 Agincourt Close, St. Leonards-On-Sea, TN37 7QL**  
**Offers In Excess Of £400,000 Freehold**

Nestled in the charming cul-de-sac of Agincourt Close, St. Leonards-On-Sea, this deceptively spacious extended detached house offers an exceptional living experience. The property is beautifully presented and boasts a versatile layout, making it ideal for families or those seeking extra space. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The stunning contemporary integral kitchen is well-equipped and has underfloor heating and there is useful utility room with side access adding to the practicality of the home. The accommodation comprises four well-proportioned bedrooms, with one conveniently located on the ground floor alongside a well-appointed bathroom. The first floor features three additional bedrooms and a stunning shower room, ensuring comfort and convenience for all residents. Outside, the low-maintenance rear garden is perfect for enjoying sunny days. The property also benefits from off-street parking and a store area within the remaining part of the garage, providing additional storage solutions. With the added efficiency of solar panels, this home not only offers space and style but also promotes sustainable living. If your looking for a modern detached family home then look no further.





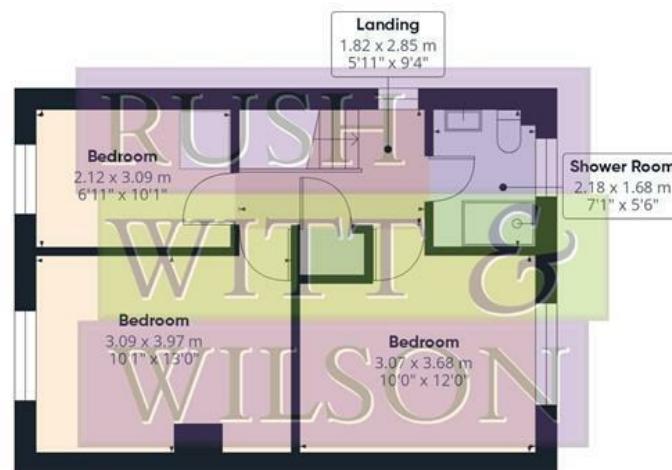




Approximate total area<sup>(1)</sup>

134 m<sup>2</sup>

1443 ft<sup>2</sup>



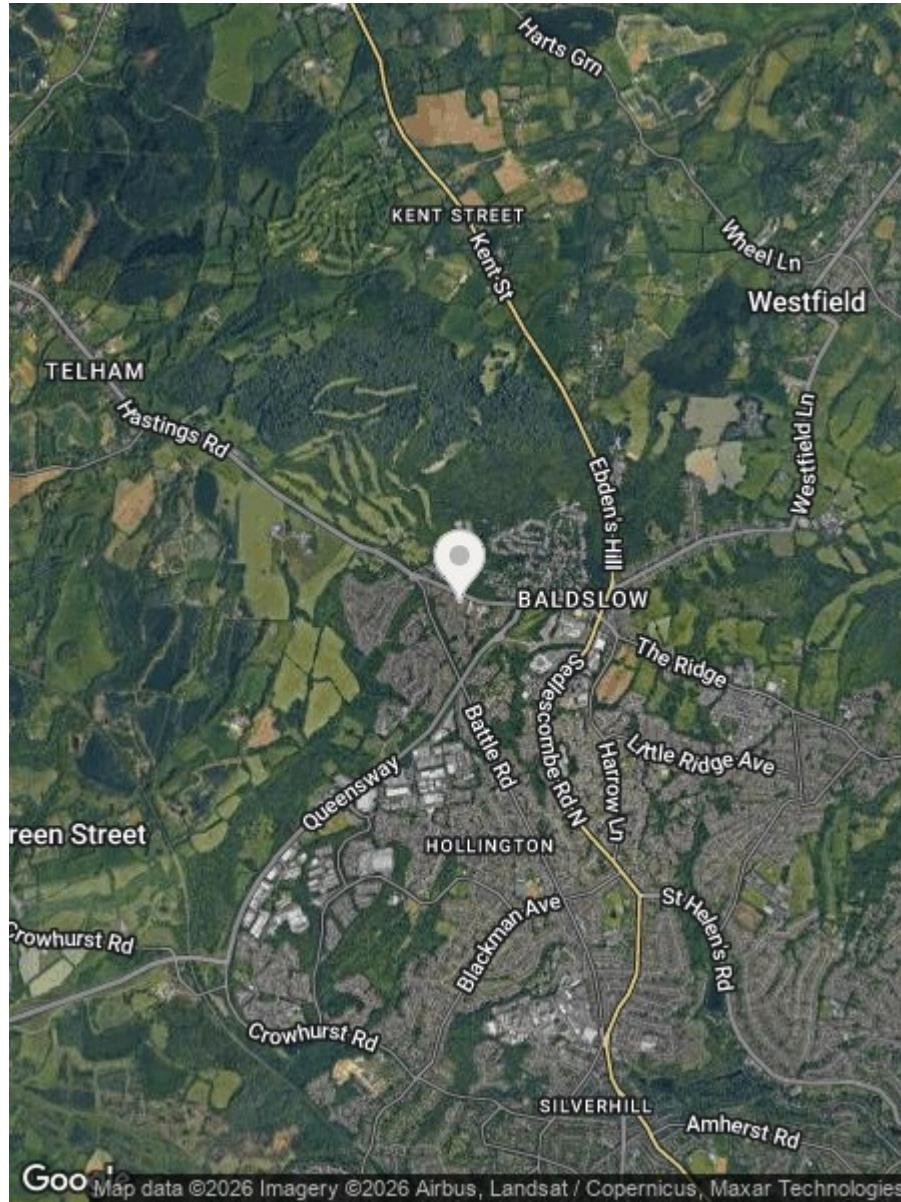
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### Council Tax Band - D

**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.

#### Important Notice:

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