



**St. Catherines Close, St. Leonards-On-Sea TN37 6SR**

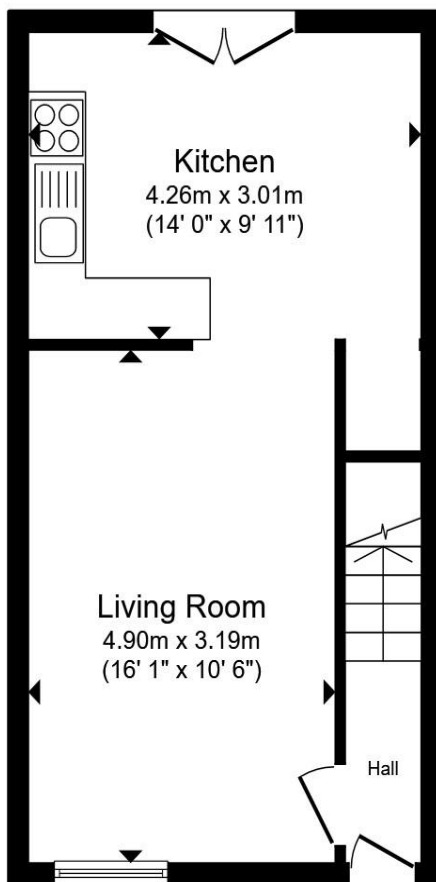


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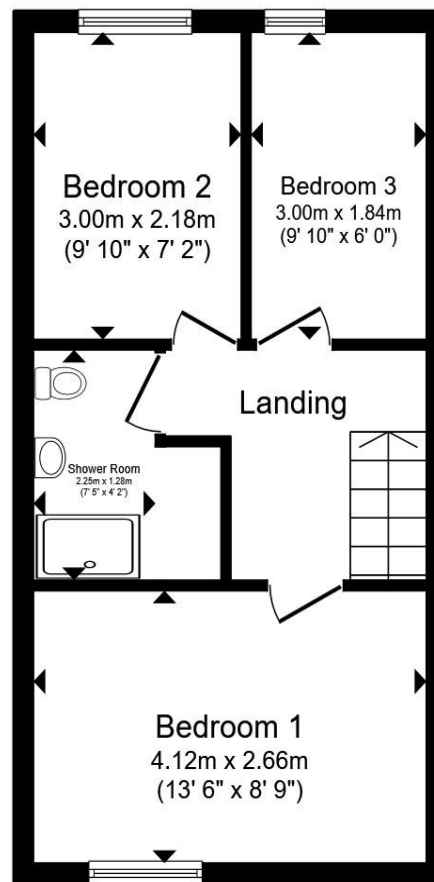
**St. Catherines Close, St. Leonards-On-Sea**

Welcome to the market this perfectly positioned family home boasting three well proportioned bedrooms, family shower room, living room, modern fitted kitchen and private enclosed rear garden. Additional benefits is it's central location and allocated off road parking.





**Ground Floor**



**First Floor**

### Entrance Hall

### Living Room

10' 6" x 16' 1" ( 3.20m x 4.90m )

### Kitchen

9' 11" x 14' ( 3.02m x 4.27m )

### First Floor Landing

### Bedroom One

8' 9" x 13' 6" ( 2.67m x 4.11m )

### Bedroom Two

7' 2" x 9' 10" ( 2.18m x 3.00m )

### Bedroom Three

6' x 9' 10" ( 1.83m x 3.00m )

### Family Shower Room

4' 2" x 7' 5" ( 1.27m x 2.26m )

Total floor area 66.8 m<sup>2</sup> (719 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](http://www.propertybox.io)

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## St. Catherines Close, St. Leonards-On-Sea

- THREE BEDROOMS
- MID-TERRACED HOUSE
- TUCKED AWAY IN CENTRAL ST LEONARD'S
- LOCAL SHOPS AND AMENITIES NEARBY
- ALLOCATED PARKING

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

guide price

**£275,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HAS123511 - 0002

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