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**63 Towerscroft Avenue, St. Leonards-On-Sea, TN37 7JB  
Offers In The Region Of £350,000 Freehold**

**Nestled on Towerscroft Avenue in the picturesque St. Leonards-On-Sea, this delightful detached chalet bungalow offers a perfect blend of comfort and modern living. Spanning over 100 square meters, the property boasts three well-proportioned bedrooms and a stylish bathroom, making it an ideal choice for families or those seeking extra space. Upon entering the ground floor, you are welcomed into a cosy bedroom, complemented by a contemporary shower room. The heart of the home is undoubtedly the sunlit kitchen, which is equipped with a stove, allowing natural light to flood the space as you prepare your meals. Adjacent to the kitchen, the radiant conservatory provides a tranquil spot to relax, while the spacious living room offers versatility, easily adapting to your personal needs, whether it be for entertaining guests or enjoying quiet evenings. Venturing to the first floor, you will discover two further bedrooms. With its charming features and thoughtful layout, this chalet bungalow is a wonderful opportunity for those looking to make a house a home in a lovely coastal setting.**









**Floor 0**



**Floor 1**



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

99.9 m<sup>2</sup>

1075 ft<sup>2</sup>

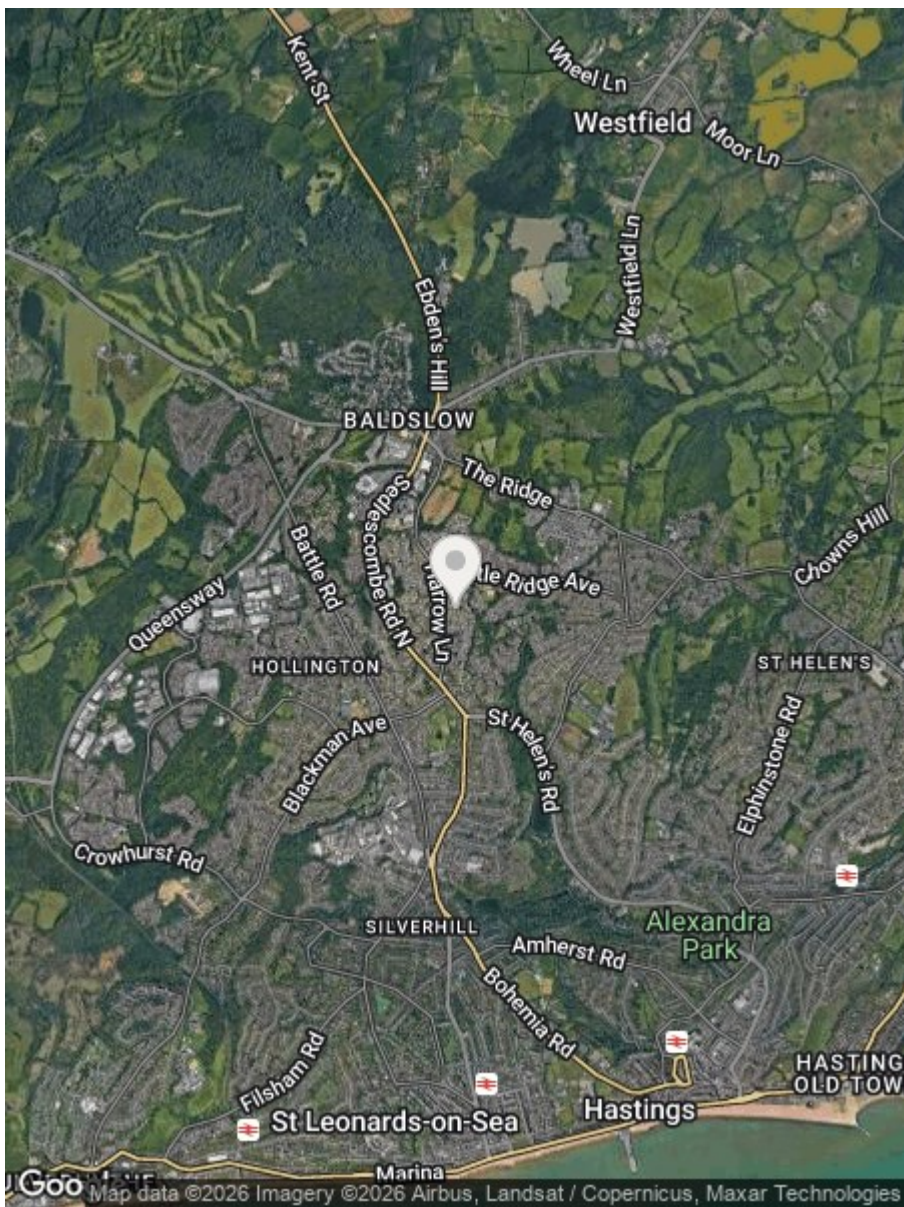
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

**GIRAFFE360**



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71

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		
<b>England &amp; Wales</b>	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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