

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	70
Potential	80



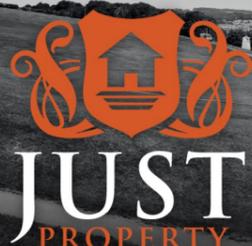
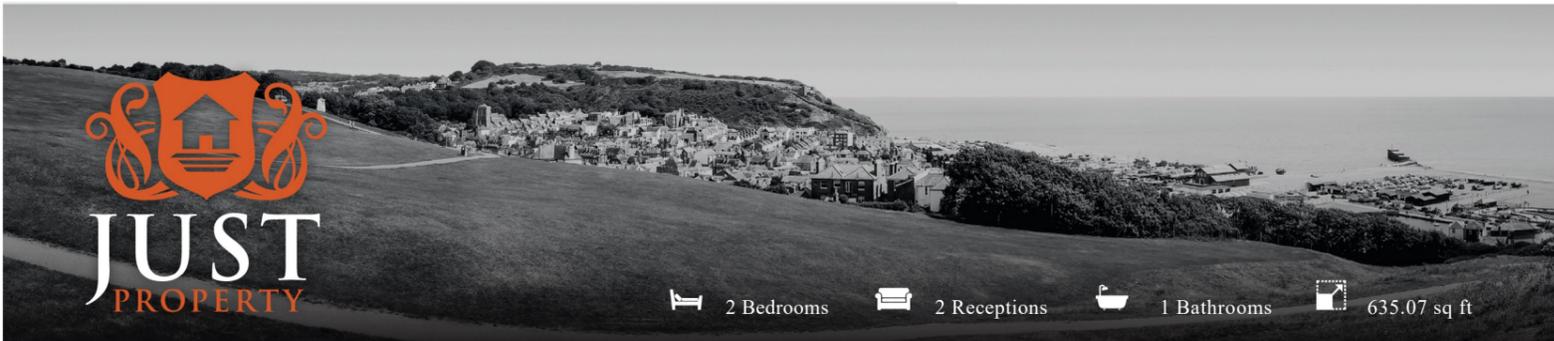
These plans are intended to provide a general impression of the proposed development. They do not constitute an offer of any kind. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



8 Vantage Walk, St. Leonards-On-Sea, TN38 0YP

FLOORPLANS

www.justproperty.net



2 Bedrooms 2 Receptions 1 Bathrooms 635.07 sq ft

Freehold

£245,000

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PROPERTY DETAILS

A well-presented two-bedroom terraced house, tucked away in a quiet cul-de-sac and benefiting from allocated parking and generous gardens.

Approached via a spacious front garden, the property opens into an entrance porch leading to a welcoming hallway with built-in storage. The living room is positioned at the rear, with double doors opening into a bright conservatory, currently used as a dining room, creating a lovely flow of living space.

There is a separate, modern kitchen offering ample storage and worktop space. Upstairs, the property offers two good-sized double bedrooms and a family bathroom, making it ideal for first-time buyers or small families.

The level rear garden is a fantastic size and designed for low maintenance, with a decked seating area and a useful storage shed - perfect for entertaining or relaxing outdoors.

Further benefits include double glazing, gas central heating and allocated off-road parking.

This charming and low-maintenance home is well suited to first-time buyers, downsizers or investors alike, and is situated in a peaceful, convenient location close to local amenities, schools and transport links.

Viewing is highly recommended to fully appreciate the space and setting. Contact Just Property today to arrange your appointment.



ROOM DIMENSIONS

Front Door	Bathroom
Porch	Front Garden
Hallway	Rear Garden
Kitchen 11'10" x 6'0" (3.63 x 1.85)	Storage Shed
Lounge 15'1" x 11'8" (4.60 x 3.58)	Allocated Parking Space
Conservatory / Dining Room 11'6" x 9'8" (3.53 x 2.97)	
Under Stairs Storage	
Stairs Up To First Floor Landing	
Bedroom 11'8" x 9'1" (3.56 x 2.77)	
Bedroom 11'8" x 8'9" (3.58 x 2.69)	

FEATURES

- CHAIN FREE
- Very Well Presented Home
- Allocated Parking Space
- UPVC Double Glazing
- Gas Central Heating
- Two Double Bedrooms
- Updated Shower / WC
- Fitted Kitchen
- Quiet Residential Area in St Leonards
- Front and Rear Gardens

