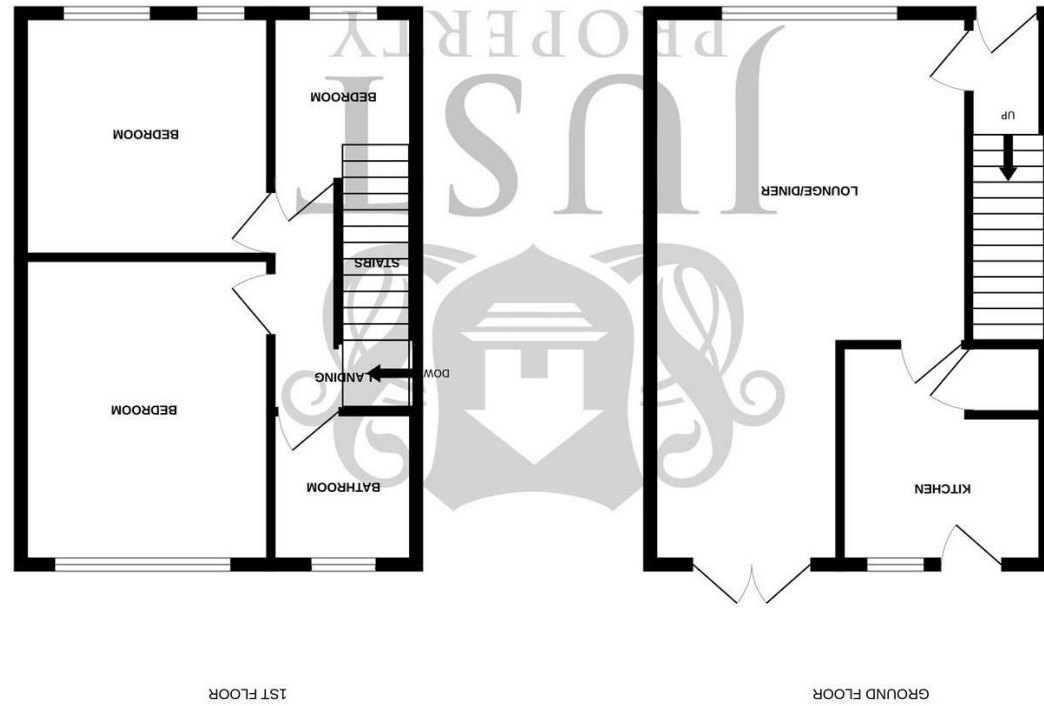


England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



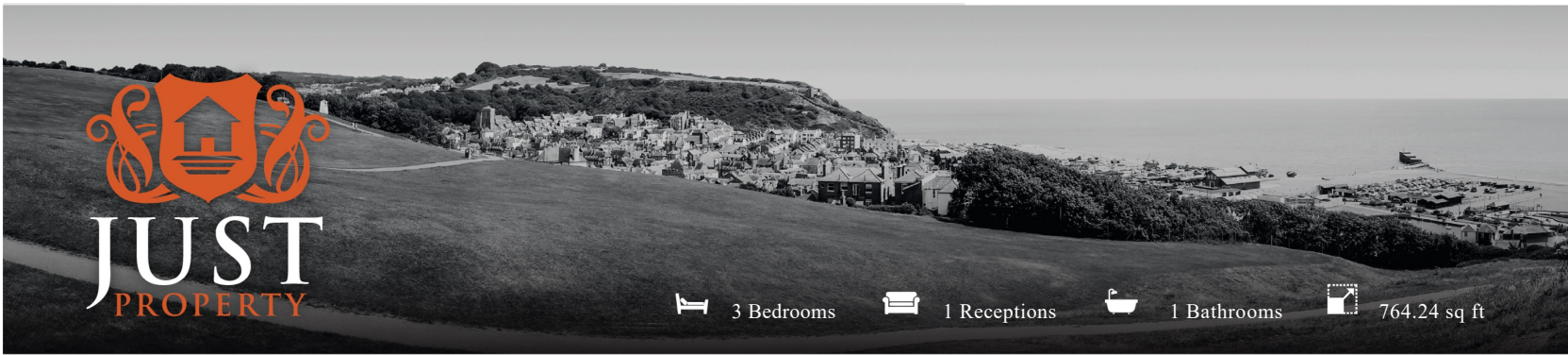
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. The service, quality and appearance shown here are for illustrative purposes only and should be used as such by any prospective purchaser. The service, quality and appearance shown here are for illustrative purposes only and should be used as such by any prospective purchaser. The service, quality and appearance shown here are for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metropix 02/28



FLOORPLANS

9 Laleham Close, St. Leonards-On-Sea, TN37 7JH

www.justproperty.net



3 Bedrooms | 1 Receptions | 1 Bathrooms | 764.24 sq ft

Freehold

£339,950

9 Laleham Close, St. Leonards-On-Sea, TN37 7JH





3 Bedrooms 1 Receptions 1 Bathrooms 764.24 sq ft

PROPERTY DETAILS

A bright and spacious three-bedroom terraced home with off-road parking, occupying a desirable position within a quiet cul-de-sac. Ideally positioned for family life, the property is within easy reach of local schools, good transport links, a range of shops and the Conquest Hospital.

Well presented throughout, the accommodation offers a welcoming living room to the front of the property which flows through to a dining area and a modern fitted kitchen. The kitchen is fitted with an attractive range of units providing ample storage and worktop space.

To the first floor are three well-proportioned bedrooms, including two generous double rooms, together with a stylish contemporary shower room.

The rear garden is a particular highlight, enjoying a secluded and leafy backdrop with multiple seating areas, a patio adjoining the dining room and a private section of woodland, creating a wonderful space to relax and entertain. To the front there is an attractive garden and an allocated private parking space.

Offering spacious accommodation, a peaceful setting and excellent family-friendly amenities nearby, this wonderful home must be viewed to be fully appreciated.



ROOM DIMENSIONS

Front Door

Entrance Hallway

Lounge Area
13'5" x 12'10" (4.11 x 3.93)

Dining Space
9'2" x 7'10" (2.81 x 2.41)

Kitchen
9'3" x 8'3" (2.82 x 2.52)

Stairs Up To Landing

Bedroom
11'11" x 10'5" (3.65 x 3.20)

Bedroom
10'4" x 10'3" (3.17 x 3.14)

Bedroom
7'0" x 6'0" (2.15 x 1.85)

Bathroom

6'5" x 5'10" (1.96 x 1.78)

Front Garden

Rear Garden

Allocated Residents Parking

FEATURES

- Beautifully Presented Home
- Three Bedrooms
- Allocated Residents Parking
- Quiet Position in Residential Close
- Great Garden With Decking
- Area of Woodland
- Close To Local Schools
- Fantastic Family Property

