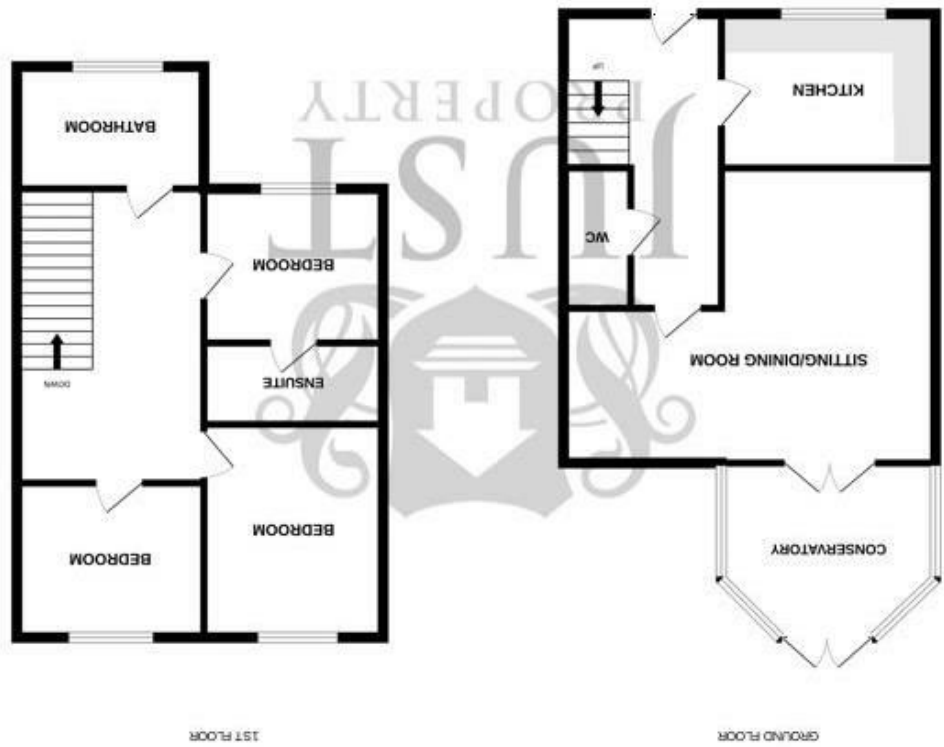


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	79
Potential	91



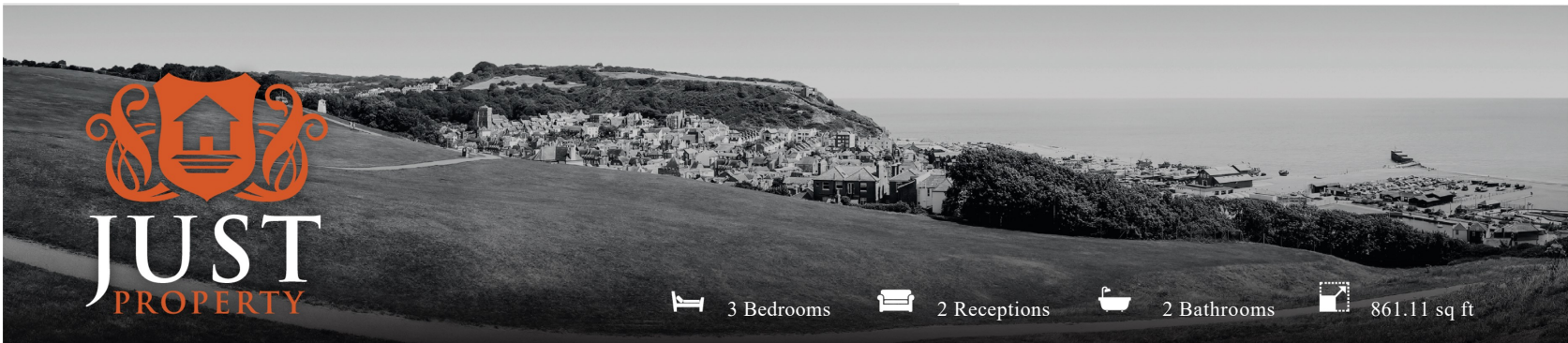
These plans are intended to provide a general impression of the property and are not to be taken as a contract. The company therefore gives notice that none of the material issues or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified 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 of information that are important to you.



# FLOORPLANS

15 Buchanan Gardens, St. Leonards-On-Sea, TN38 0GA

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms   2 Receptions   2 Bathrooms   861.11 sq ft

Freehold

## £287,500

15 Buchanan Gardens, St. Leonards-On-Sea, TN38 0GA





Freehold

£287,500

3 Bedrooms 2 Receptions 2 Bathrooms 861.11 sq ft

## PROPERTY DETAILS

Welcome to this charming three-bedroom terraced house located in the desirable area of Buchanan Gardens, St Leonards. This delightful family home offers a comfortable living space, spanning approximately 861 square feet, making it an ideal choice for families or those seeking a bit more room.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that you can enjoy quality time with family and friends. The property also boasts three well-proportioned bedrooms, perfect for accommodating family members or guests.

The house features two shower rooms (One En-Suite), which is a significant advantage for busy households, allowing for convenience and privacy. Additionally, a lovely conservatory at the rear of the property extends your living space, providing a bright and airy area to enjoy the garden views throughout the year.

For those with vehicles, the property includes off-road parking for one vehicle, a valuable feature in this sought-after location. Buchanan Gardens is known for its friendly community atmosphere and proximity to local amenities, making it an excellent choice for families and professionals alike.

In summary, this terraced house combines comfort, practicality, and a prime location, making it a wonderful opportunity for anyone looking to settle in St Leonards. Do not miss the chance to make this lovely property your new home.

To arrange access for a viewing, contact the vendors choice of sole agents Just Property to see all this house has to offer in person.



## ROOM DIMENSIONS

Off Road Parking Space To The Rear

Rear Garden

Entrance Hallway

Kitchen  
10'4" x 8'9" (3.17 x 2.68)

Downstairs W.C

Living Room / Dining Room  
18'1" x 15'4" (5.53 x 4.68)

Conservatory  
9'8" x 9'4" (2.96 x 2.86)

Stairs Up To First Floor

Landing

Bedroom  
6'10" x 8'9" (2.09 x 2.69)

Bedroom  
10'8" x 9'0" (3.27 x 2.75)

Bedroom With En-Suite  
10'9" x 9'4" (3.28 x 2.87)

Family Bathroom

## FEATURES

- Three Bedroom Mid - Terraced Family Home
- Conservatory To The Rear
- Off Road Parking Space
- Ideal Family Home
- Close To Amenities & Train Links
- CHAIN FREE SALE
- Desirable Location
- Viewing Considered Essential
- Call Just Property To Arrange Access
- Council Tax Band - C

