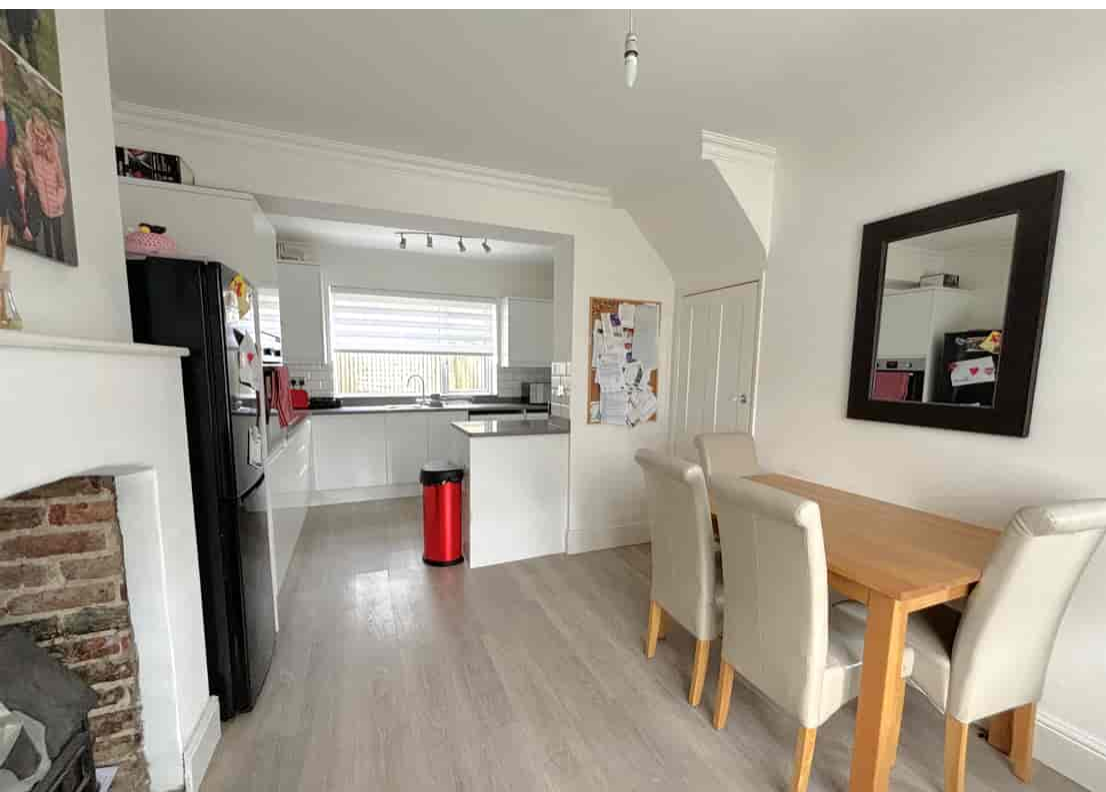




51 Maplehurst Road, St Leonards-on-Sea, East Sussex, TN37 7NA
Well Proportioned Three Bedroom Family Home £259,950



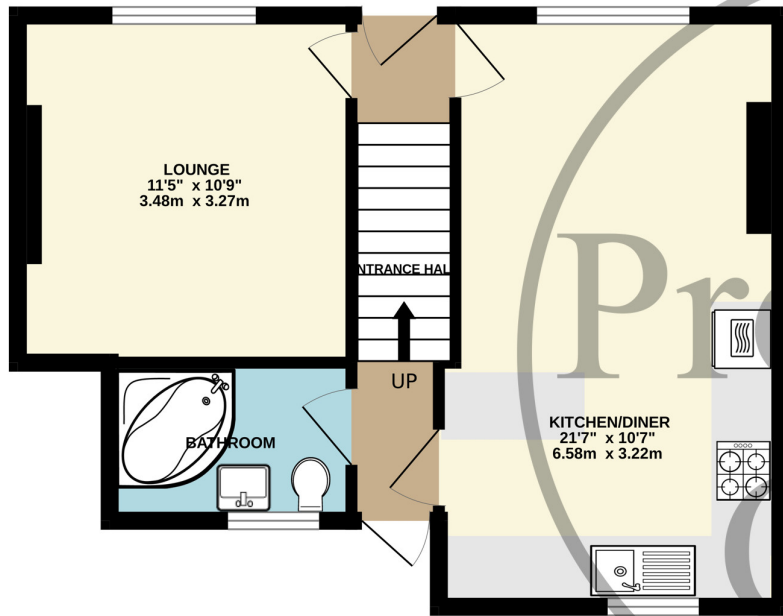


Property Cafe are delighted to present to the market this extremely well proportioned three bedroom family home for sale positioned close to the A21 offering a brilliant position for those commuting to work. Accommodation and benefits on the ground floor include; A spacious lounge; Kitchen/Diner which has been newly fitted and offers ample cupboard & worktop space as well as integrated oven & gas hob in addition to space for freestanding white goods; Ground floor family bathroom consisting of bath with shower head attachment, wash basin & WC; A lobby area offering access onto a moderately sized court yard style garden. Upstairs comprises of three well proportioned bedrooms all entered via a split level landing and a shower room offering a separate shower cubicle, wash basin & WC. This house is offered for sale in a neutral colour scheme, gas central heating, double glazing and with no onward chain. We recommend you view at your earliest convenience.

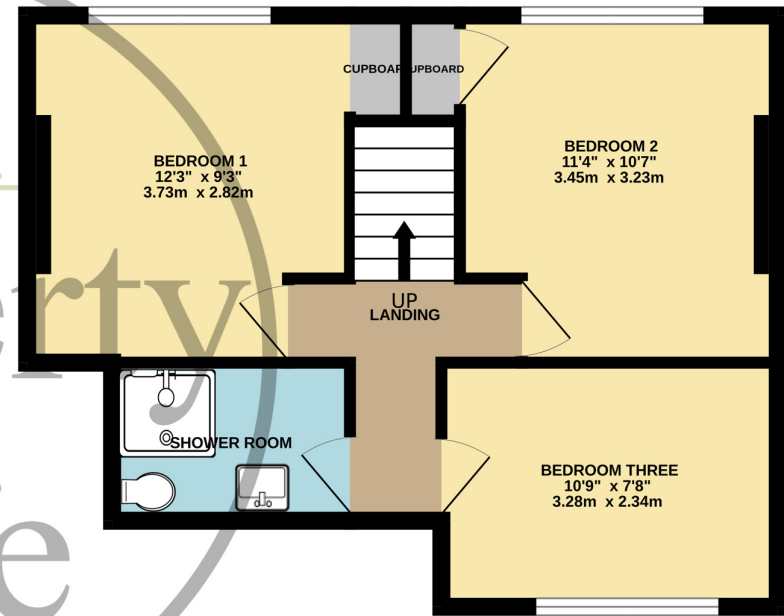
Situated in a sought after position of St Leonards; Gifting within walking distance excellent local primary & secondary schools, Conquest hospital, local shops & supermarkets and easy access to the A21, Battle and Queensway. Hastings & St Leonards is a bustling town with a recently found assortment of mainly independently owned restaurants, bars and shops; further amenities include dentist and doctors. There are regular bus services close by with services to Hastings town centre and battle, both of which have excellent train stations with direct lines to Central London.



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





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- Well proportioned Family Home
 - Modern Fitted Kitchen - Diner
 - Three Spacious Bedrooms
 - Ground Floor Family Bathroom
 - 1st Floor Shower Room
 - Small Courtyard Garden
 - Gas Central Heated & Double Glazed
- Neutrally Decorated Throughout
 - Ample Storage Throughout
 - Conveniently Located Close to Shops, Schools & Transport Links
 - Excellent Access to A21
 - Sold With No Onward Chain
 - Viewing Highly Recommended