



34 The Meadows, St Leonards-on-Sea, East Sussex, TN37 7SN
3 Bedroom Semi detached with Single Garage £310,000 - Freehold





Property Café are delighted to present to the market this well presented, three bedroom, semi-detached house with detached garage for sale with off-road parking and a private rear garden. Accommodation and benefits include; A light & airy entrance porch ample space for coats and shoes; Spacious lounge with bay fronted window; Open plan kitchen/diner offering an excellent space to entertain guests in addition to integrated appliances including oven & hob, fridge/freezer and washing machine; Upstairs comprises of 3 bedrooms, two of which being generous doubles and a third single bedroom/home office; A family bathroom upstairs room consists of bath on overhead shower, wash basin & WC. Externally the property boasts a private rear garden with patio area and ample amount of lawn, side access and off-road parking to the front with detached Garage with up and over door. The house is offered for sale in aesthetic decorative order throughout in neutral colour schemes, gas central heated, double glazed. We recommend you view at your earliest convenience.



Bedrooms: 3
Receptions: 1
Parking Types: None.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (58)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



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.





Situated in a sought after position of Hastings; 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.

- Little Ridge Location
- 3 Bedroom Semi-Detached
- Detached Garage & Off Road Parking
- Modern Fitted Kitchen - Diner
 - Understair Storage
- Ideal Little Ridge Catchment Area
- Cental Heated & D.Glazed Throughout
 - Modern & Immaculate Decor Throughout
- Generous Sized Rear Garden With Side Access
- Viewings are highly recommended By Property Café