



64 Quebec Road, St Leonards-on-Sea, East Sussex, TN38 9HJ
Three Bedroom Family Home £250,000





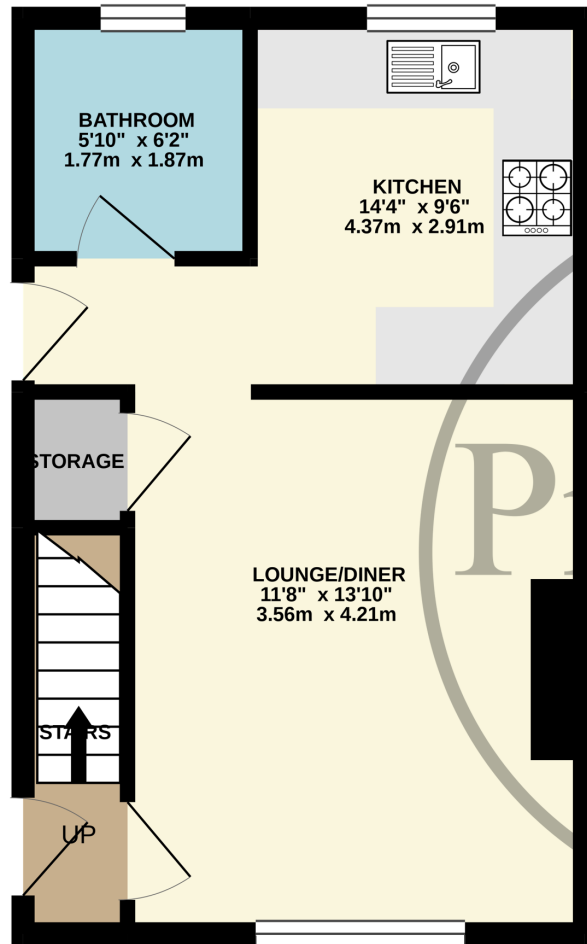
Property Cafe are delighted to present to the market this very well proportioned three bedroom family home for sale situated in a convenient and popular residential area of St Leonards. Accommodation and benefits include; A light & airy lounge, separate fitted kitchen offering ample worktop & cupboard space overlooking the rear garden; Downstairs family bathroom boasting bath & overhead shower, wash basin & WC. Upstairs offers three spacious and well proportioned bedrooms as shown by the accompanying floorplan. Externally there is off-road parking and a private rear garden consisting of patio and lawn area. This property is neutrally decorated throughout and to be sold with no onward chain. We recommend you view at your earliest convenience.

Situated in a very convenient location of St Leonards close by to local shops and Tesco Extra meaning all shopping needs are only a short walk away there are also plenty of bus stops very close by for journeys further afield to the town centre, seafront and Bexhill. This property is positioned in the heart of a residential area of Hollington with a strong local community feel and close to a number of schools.

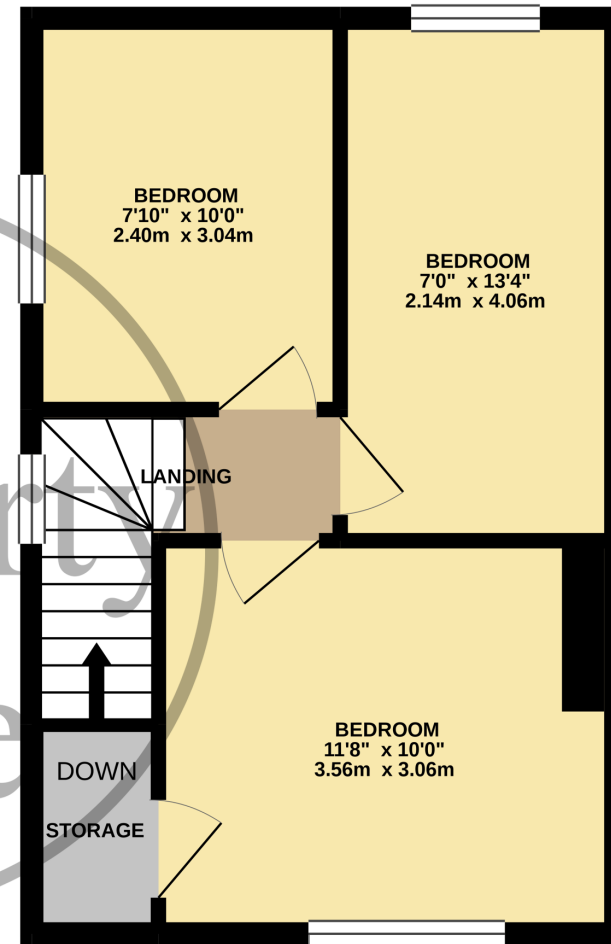
Please note: Some of the photos were taken prior to the tenants moving into the property although they are a fair reflection of the house and its current condition.



GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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 Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. 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 that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





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- Family Home
- Three Well Proportioned Bedrooms
 - Modern Fitted Bathroom
 - Fitted Kitchen
- Off-Road Parking

- Private Rear Garden
- Convenient Location Close to Schools & Shops
 - Sold With no Onward Chain
- Note: Photos were taken prior to the current tenant moving into the property.
- Viewing Highly Recommended