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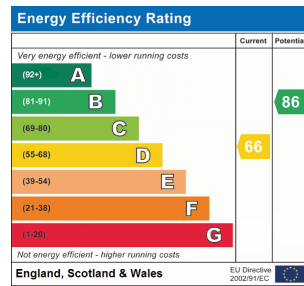
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10 Denham Close, St Leonards-on-Sea, East Sussex TN38 9RS

**£260,000**

**freehold**

A spacious three bedroom property with south westerly terraced garden in a popular location close to amenities and offered with no onwads chain.

Terraced House  
 South Westerly Aspect

3 Bedrooms

Cul-de-sac Location

Terrace Garden



## Description

10 Denham Close is a surprisingly spacious terraced property that occupies a popular cul-de-sac location. The property enjoys a generous kitchen which is open plan to the large reception room which in turn has a door leading out to the elevated south westerly facing terrace style garden. To the first floor a spacious landing gives access to two generous double bedrooms and a single bedroom as well as a family bathroom with separate wc. The property is located in a popular location being close to local amenities, supermarkets, schools and mainline stations at St Leonards Warrior Square and West St Leonards with regular services to London Charing Cross. The property is offered to the market with no onwads chain and viewing is highly recommended.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings along Hastings Road and at the Bannatynes roundabout take the second exit onto Battle Road. Proceed down Battle Road to the traffic lights and turn right into Old Church Road. Proceed up the hill and take the third turning left into Lancaster Road. Continue along turning second right into Denham Close where the property will be found on the right hand side along a footpath and through an archway.

What3Words:///eats.hulk.pursue

## THE ACCOMMODATION COMPRISES

A covered entrance porch with front door to

### ENTRANCE HALL

with staircase leading to first floor landing, recessed lighting, laminate flooring and large storage cupboard housing the electric fuse board.

### KITCHEN

11' 3" x 9' 1" (3.43m x 2.77m) with window to side, tiled floor and fitted with a range of base and wall mounted shaker style cabinets incorporating cupboards and drawers with wood effect working surfaces incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap and drainer and a 4 ring gas hob with electric oven beneath and extractor above. An archway leads to



### LIVING/DINING ROOM

17' 4" x 10' 6" (5.28m x 3.20m) a double aspect with windows to front and side and a door into the rear garden, part panelled walls, recessed lighting, wall mounted light fittings, laminate flooring.

### FIRST FLOOR LANDING

8' 6" x 6' 4" (2.59m x 1.93m) with window to front, laminate flooring, loft access, radiator and large cupboard measuring 5' 7" x 2' 8" (1.70m x 0.81m) housing the boiler.



### BEDROOM 1

13' 9" x 8' 9" (4.19m x 2.67m) with window to rear.



### BEDROOM 2

13' 10" x 8' 5" (4.22m x 2.57m) with window to rear.

### BEDROOM 3

8' 10" x 8' 7" (2.69m x 2.62m) a double aspect with windows to side and front.

### WC

with window to side, tiled floor and fitted with a wc.

### FAMILY BATHROOM

5' 11" x 5' 8" (1.80m x 1.73m) with window to side and fitted with a pedestal wash hand basin, bath with shower attachment, part panelled walls, radiator.

### OUTSIDE

The property enjoys a wrap around garden to the side and rear which is fence enclosed, entirely paved and enjoys a sunny south westerly aspect.

### COUNCIL TAX

Hastings Borough Council  
Band B - £1,986.55

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

### Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.