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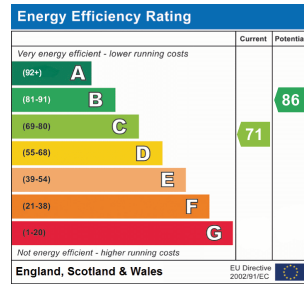
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23 Honeysuckle Close, St Leonards-on-Sea, East Sussex TN37 7LX **£330,000 freehold**

A well presented and spacious end of terrace property with a private, south facing rear garden and allocated parking.

End of Terrace Home
 Little Ridge Location

3 Double Bedrooms
 2 Allocated Parking Spaces

Modern Kitchen
 Private Garden

Recently Fitted Bathroom

Description

Occupying a delightful cul de sac location, this three bedroom end of terrace property is well presented throughout with modern kitchen and recently fitted bathroom. The reception room is a generous size and enjoys a southerly aspect over the secluded rear garden. To the first floor there are three generous bedrooms with the main bedroom being a particularly good size and has the potential to create an en-suite. The property also has the benefit of allocated off-road parking for two cars.

Honeysuckle Close is situated in the popular Little Ridge area of St Leonards and the property is within walking distance of a Tesco Express, Arc Little Ridge Primary Academy and the Conquest Hospital. The area is generally well served for recreational facilities. St Leonards has a mainline station with services into London Charing Cross as well as sites of historical interest. Viewing highly recommended.

Directions

On entering St Leonards on the A21, turn right onto Junction Road and then right again onto The Ridge West. At the mini roundabout turn right into Harrow Lane, bearing left at the next mini roundabout onto Little Ridge Avenue. Take the 6th turning on the right hand side into Mulberry Walk and then immediately left into Honeysuckle Close where the property will be found as the first house on the right hand side.
What3Words: ///clouds.wage.stones

THE ACCOMMODATION

Is approached via a block paved footpath leading to a

COVERED ENTRANCE PORCH

With front door into

ENTRANCE HALL

With laminate flooring, radiator, large under stairs storage cupboard, turned staircase giving access to first floor landing.

CLOAKROOM

Window to the front, WC, wall mounted basin with tiled splash back, radiator, laminate flooring.

KITCHEN

9' 1" x 7' 7" (2.77m x 2.31m) A variety of wall and base units incorporating cupboards and drawers with wooden work surface, integrated wine rack, Neff appliances to include an electric oven with 4 ring gas hob and extractor fan over, one and a half bowl sink drainer unit with mixer tap, space and plumbing for washing machine, window to front, tiled splash back surround, integrated fridge and slimline dishwasher.

RECEPTION ROOM

16' 6" x 15' 5" (5.03m x 4.70m) max, window and sliding door to garden, laminate flooring, television aerial point, telephone point.

From the hallway, a turned staircase gives access to the



FIRST FLOOR LANDING

With loft access (partially boarded).

BEDROOM ONE

15' 5" x 10' 0" (4.70m x 3.05m) Two windows to the rear, television aerial point, telephone point.

BEDROOM TWO

10' 1" x 7' 3" (3.07m x 2.21m) Window to the front of the property, television aerial point.

BEDROOM THREE

10' 9" x 7' 10" (3.28m x 2.39m) Window to the front of the property, television aerial point, telephone point, large cupboard housing boiler.

BATHROOM

6' 6" x 5' 7" (1.98m x 1.70m) Newly fitted with amazon shower, vanity unit incorporating basin with cupboards under, low level WC, heated towel rail, window to the side of the property, partially tiled walls.



OUTSIDE

To the front of the property there is a well maintained area of front garden with mature shrubs and hedges, allocated parking for two cars. There is a gated rear access.

The rear garden is on three levels. There is a large patio area with steps down to an area of lawn and further steps to a lower level where there is a large shed. Private with a southerly aspect.



COUNCIL TAX

Hastings Borough Council
Band C - £2,166.64

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.