



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

VIEWING HIGHLY
RECOMMENDED



new
instruction



Mistral Close, St. Leonards-On-Sea, | House | 3 Bedrooms

Home + Castle are delighted to offer this well presented 3 BEDROOM MID-TERRACE HOUSE in a very popular residential area. With spacious lounge diner, en-suite to main bedroom, garage in block and good sized enclosed rear garden, this property is the IDEAL FAMILY HOME. Close to local schools, shops and bus routes.

TO LET
£1,450 PER
MONTH

Hallway

Main door to hallway.

Lounge Diner 18'4" max x 16'5" max (5.59m" max x 5.00m" max)

Understairs cupboard for storage.

Double glazed window to rear garden.

Double glazed French doors to rear garden.

Kitchen 10'2 x 8'10" (3.10m x 2.69m")

Built-in gas hob.

Built-in electric oven.

Ideal Gas Boiler in cupboard.

Plumbing for washing machine.

Space for dishwasher.

Space for American style fridge freezer.

Double glazed window to front aspect.

Cloakroom 6'6" x 3'2" (1.98m" x 0.97m")

WC

Basin

Opaque double-glazed window to front of property.

Stairs to 1st Floor

Landing

Airing cupboard.

Bedroom 1 11'1" x 10'1" (3.38m" x 3.07m")

Built-in double wardrobe.

Double glazed window to front aspect.

En-suite Shower Room 6'7" max x 6' max (2.01m" max x 1.83m max)

Shower cubicle.

WC.

Basin.

Opaque double-glazed window to front of property.

Bedroom 2 10'2" x 8'7" (3.10m" x 2.62m")

Double glazed window to rear garden.

Bedroom 3 11'6" max x 7'5" (3.51m" max x 2.26m")

Double glazed window to rear garden.

Bathroom 6'10" x 5'8" max (2.08m" x 1.73m" max)

Bath

WC

Basin

Garage in Block 17'4" x 8'3" (5.28m" x 2.51m")

Up and over door to front.

Access door from rear garden.

Garden

Enclosed rear garden.

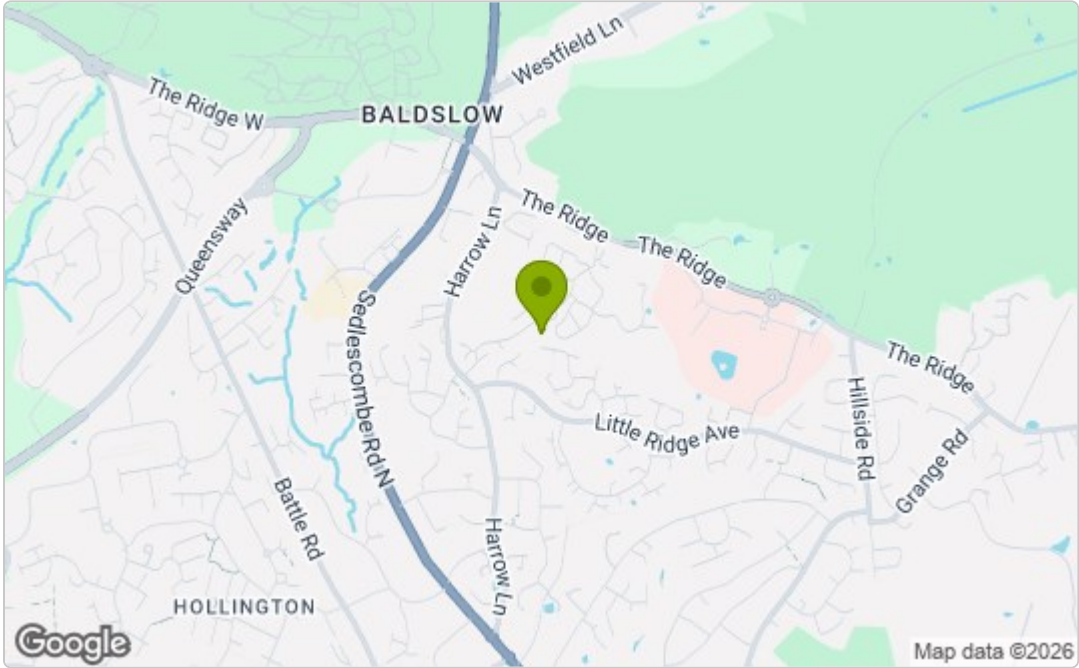
Patio areas x 2.

Mainly laid to lawn.

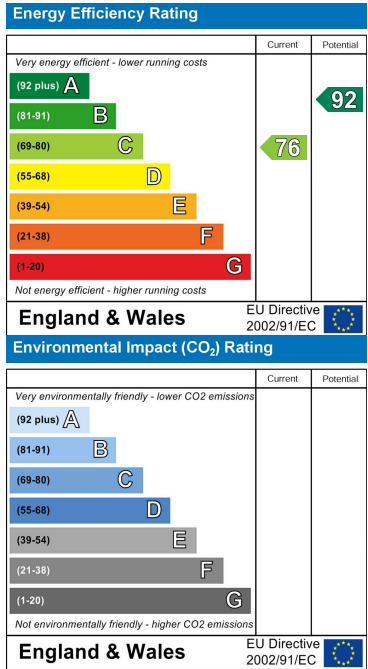
Rear access to garage

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.