



Wyatt
Hughes
Residential Sales

Francis Bird Place
St. Leonards-On-Sea, East Sussex TN37 7GJ

£350,000 Freehold

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Welcome to Francis Bird Place, a 4-bedroom end of terrace house located in a charming cul-de-sac.

Looking for extra space? This home has four double bedrooms upstairs, one with an en-suite and a separate downstairs study area too, so perfect if you are looking to upsize.

Downstairs offers a separate kitchen and spacious living area, with double doors out onto the rear garden, so perfect for entertaining guests in those summer months. Downstairs also has a study area, which could double as an extra guest bedroom if needed and a separate W/C.

Need that garage? Not only is this home generously sized inside, but you will also have the added bonus of a separate single garage outside too, perfect for extra storage or keeping your car in.

Wanting a private neighbourhood with access to local amenities? Francis Bird Place is tucked away off the Ridge, not far from the local Conquest Hospital. It is private and ideally situated not far from the local schools, supermarkets, and bus routes.

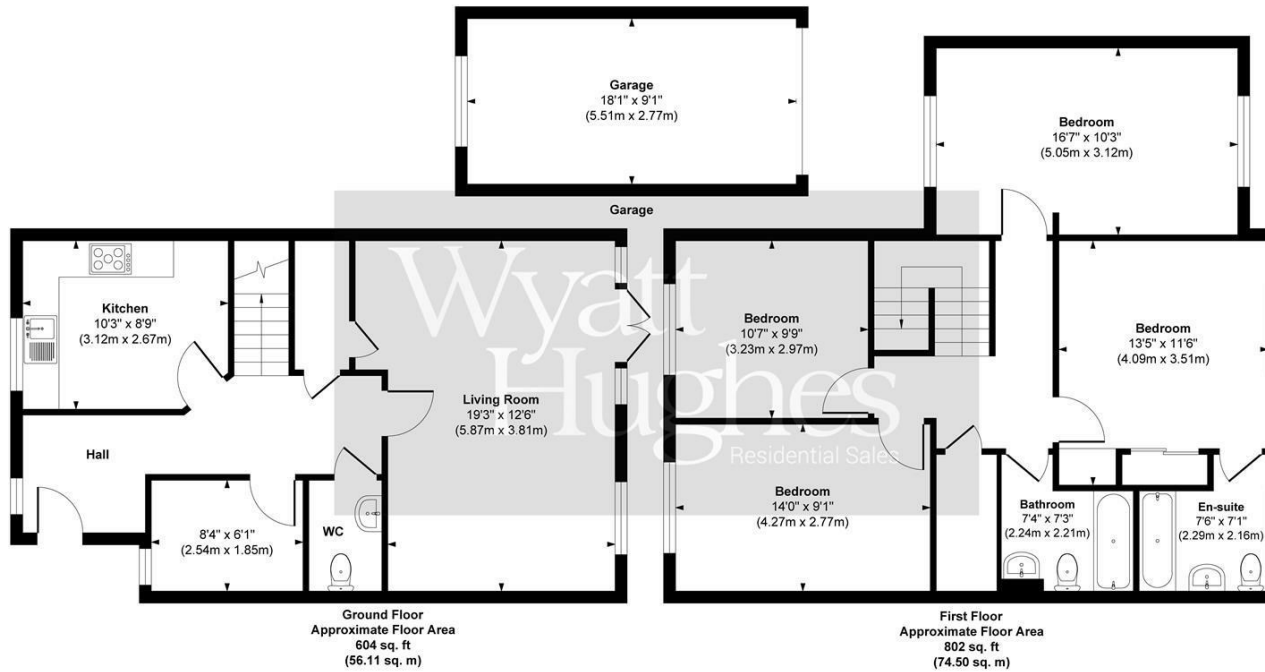
St. Leonard's offers easy access to London and its surrounding areas via the nearby road and train links, making it an ideal choice for commuters. This desirable area has plenty to offer families, with a selection of primary and secondary schools within easy reach as well as excellent leisure facilities in the local area. There is an abundance of shops and restaurants nearby, making it an ideal location for all your daily needs. St. Leonard's seafront is only a short distance away, making it an easy drive to the beach.

If you are looking for a family home in a desirable area, then Francis Bird Place could be your perfect property!

Contact us today to arrange a viewing.

- EPC Rating C
- 1406 sq ft
- Single Garage
- Rear Garden
- Parking To Front
- Tax Band E
- Four Bedrooms
- Chain-Free
- Popular Area
- En-Suite To Primary Bedroom





Approx. Gross Internal Floor Area 1406 sq. ft / 130.61 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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