



Wyatt
Hughes
Residential Sales

Field Way
St. Leonards-On-Sea, East Sussex TN38 8DL
Offers in excess of £325,000 Freehold

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1 Field Way, St. Leonards-On-Sea, East Sussex TN38 8DL

This charming 3 bedroom semi-detached house is located in a desirable residential area of St. Leonard's.

The property offers potential buyers a spacious and well laid out accommodation, with the added advantage of a garage and private gardens.

On the ground floor, you are welcomed into the entrance hallway with plenty of space for coats, shoes and storage. The living room is to the front of the house and offers a bright and airy space thanks to the large bay window. Adjacent to the living room is an additional reception room which could be used as a dining room or study area. The kitchen is to the rear of the house and provides access to the garden.

Upstairs there are 3 good sized bedrooms, all benefiting from fitted wardrobes and plenty of natural light. The family bathroom completes this level.

The property further benefits from being sold with no onward chain and offers potential buyers the opportunity to update and modernise their new home to personal taste.

The popular residential area of St Leonards is located in East Sussex and is close to local amenities including supermarkets, shops, pubs, restaurants and leisure facilities. There are also excellent transport links nearby, with bus routes running regularly into Hastings Town Centre. The area provides easy access to the A21 which is great for commuting purposes.

St Leonards is an attractive area which boasts a diverse range of properties from period buildings to modern homes. The town centre has undergone extensive redevelopment in recent years, resulting in a vibrant atmosphere with a selection of independent shops, cafes, bars and restaurants. The nearby seafront is home to picturesque gardens and a variety of recreational activities for all ages. There are many schools in the area providing excellent education for children of all ages with Ofsted ratings ranging from 'Good' to 'Outstanding'.

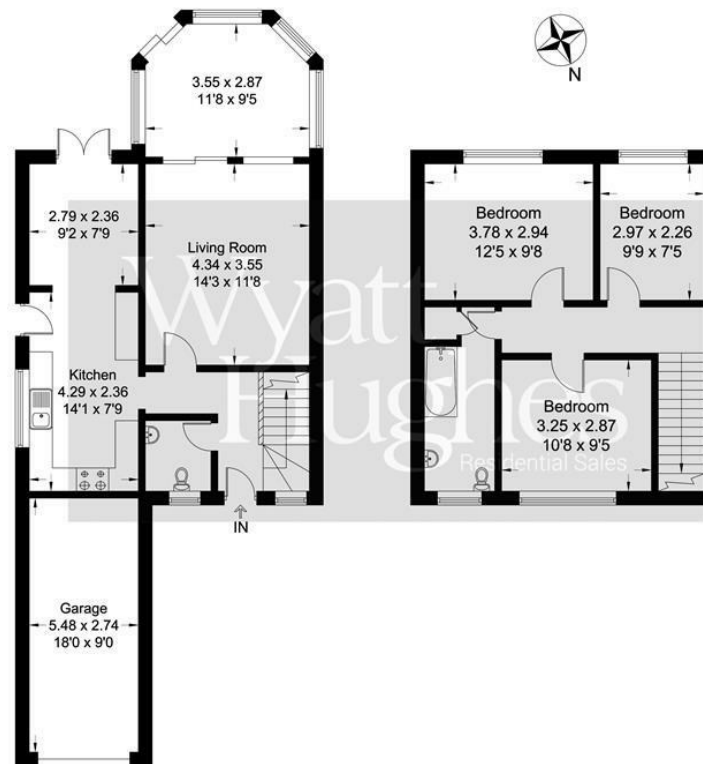






Field way

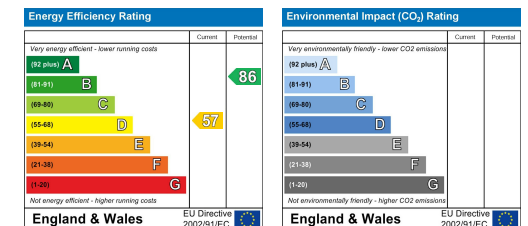
Approximate Gross Internal Area = 108.77 sq m / 1171 sq ft



Ground Floor

First Floor

Illustration for identification purpose only, measurements are approximate, not to scale. © 2022



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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