



Wyatt
Hughes
Residential Sales

Essenden Road
St. Leonards-On-Sea, TN38 0NW

£450,000 Freehold

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Welcome to this tremendous three bedroom, semi-detached home in a popular area of St.Leonards.

Looking to upsize? This home has plenty of space throughout, the living room to the front of the home has high ceilings and ample space for furnishings, with large windows allowing for plenty of light to come through with its south-facing aspect. The separate diner/kitchen space is ideal for entertaining or working from. There is a separate utility space also, which houses all your utility needs, boiler and has access to a separate W/C.

Need room for your growing family? Upstairs you will find three double rooms, being slightly elevated, enjoy sunsets in the main suite which offers views of the sea from the bay window and out onto West St.Leonards. There is also ample eve storage. The white suite bathroom is offered with a quirky circular window, which captures the sea.

Externally the home has a large garden which extends around the home, it is currently laid to lawn and offers privacy from the road with large shrubbery. To the side of the home is a single garage and driveway for multiple cars.

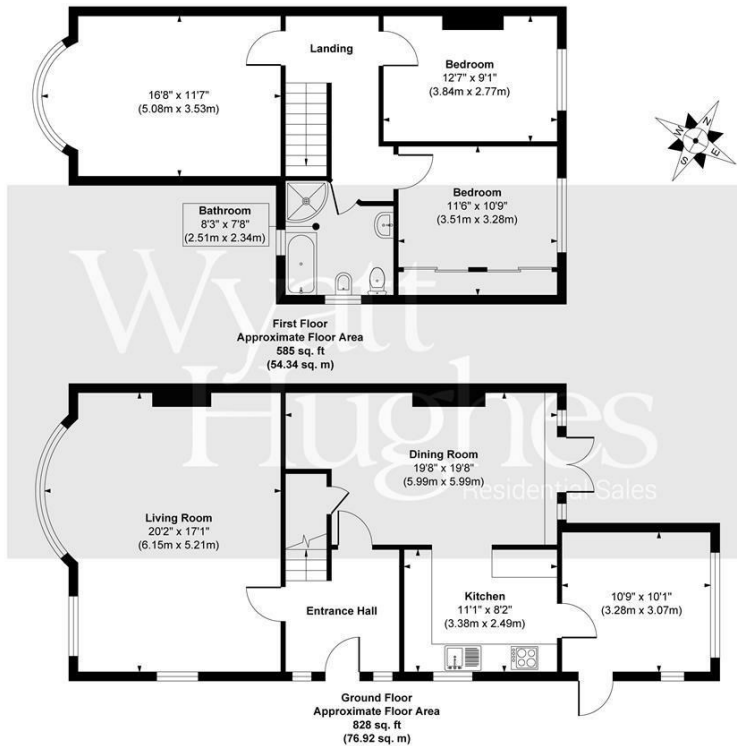
Beyond the walls

Need to commute? A short walk away is West.St.Leonards Train Station which offers services to London on a regular basis. Looking for the shops? The main hub of St.Leonards offers exciting restaurants, independent coffee houses and a mixture of other activities including the Kino Cinema.

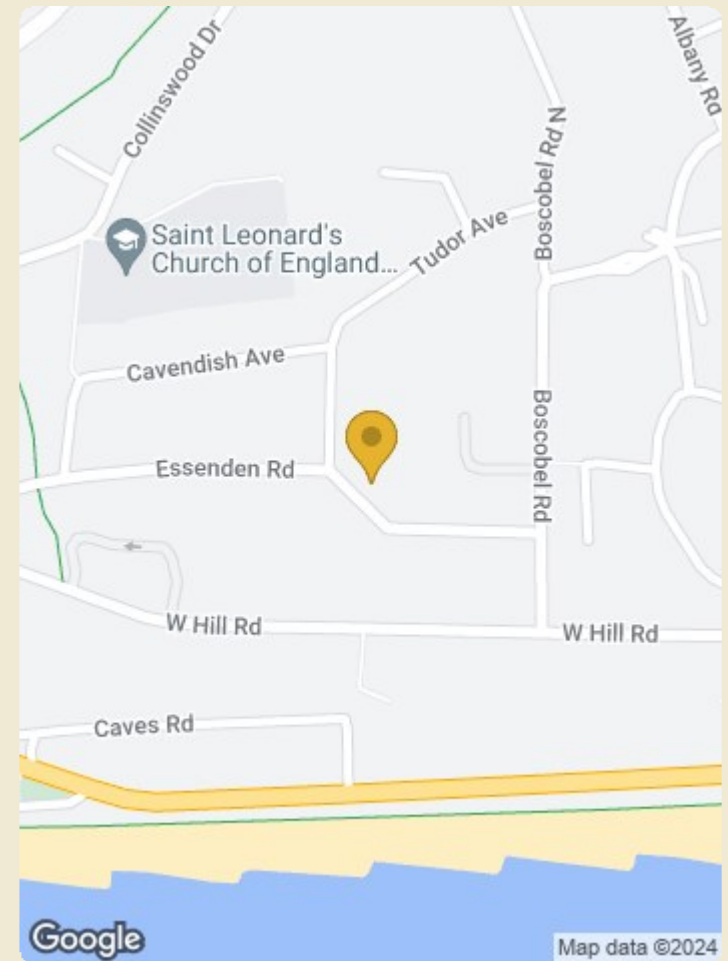
Book your viewing of this fabulous home with local agent Wyatt Hughes today.

- THREE BEDROOMS
- EPC D
- 1413 SQ.FT
- WELL PRESENTED THROUGHOUT
- SINGLE GARAGE
- SEMI-DETACHED HOME
- COUNCIL TAX D
- HIGH CEILINGS
- CHAIN FREE
- DRIVEWAY





Approx. Gross Internal Floor Area 1413 sq. ft / 131.26 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Energy Efficiency Rating		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	80	England & Wales
		61	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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