



London Road  
St. Leonards-On-Sea, TN37 6LU  
Asking price £210,000 Freehold

Wyatt  
Hughes  
Residential Sales

## London Road, St. Leonards-On-Sea, TN37 6LU

Looking to put your own stamp on a new home? After a unique home set over two levels ? Keen to secure somewhere with a large garden? Look no further than this home in London road.

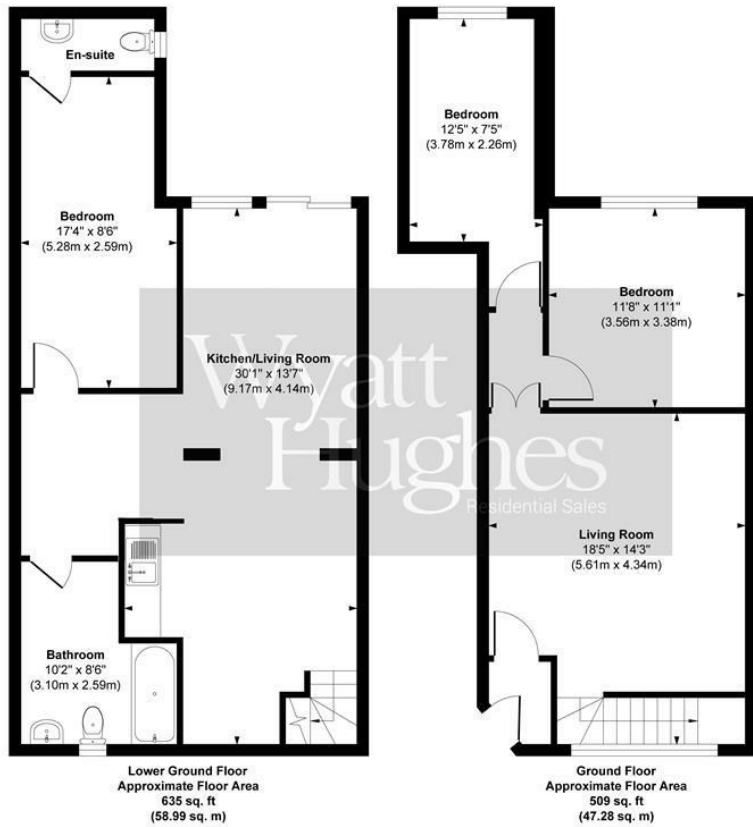
Heading in to this home you are welcomed by a large multi-functional entrance hall, that could be a second living space/snug or library/study area. On this level are two well sized bedrooms with views out over the garden. Heading downstairs you have a large open-plan kitchen and living space with double doors out onto the garden. Additionally there is a third bedroom on this floor with en-suite, and separate bathroom. A fantastic feature of this home is the large private rear garden, with mature trees and ample space for outside buildings. At the bottom of the garden you will there is allocated parking for both flats.

London road is conveniently positioned a short walk away from the local Warrior Square train station which has direct links to London stations in under 90 minutes. It is just up from the main St. Leonards seafront area, with pleasant seaside walks and a variety of local shops and restaurants including the popular Goat Ledge. Furthermore, Kings Road and Norman Road are also only a short distance away hosting a plethora of coffee houses, eateries and entertainment, such as the Kino Cinema.

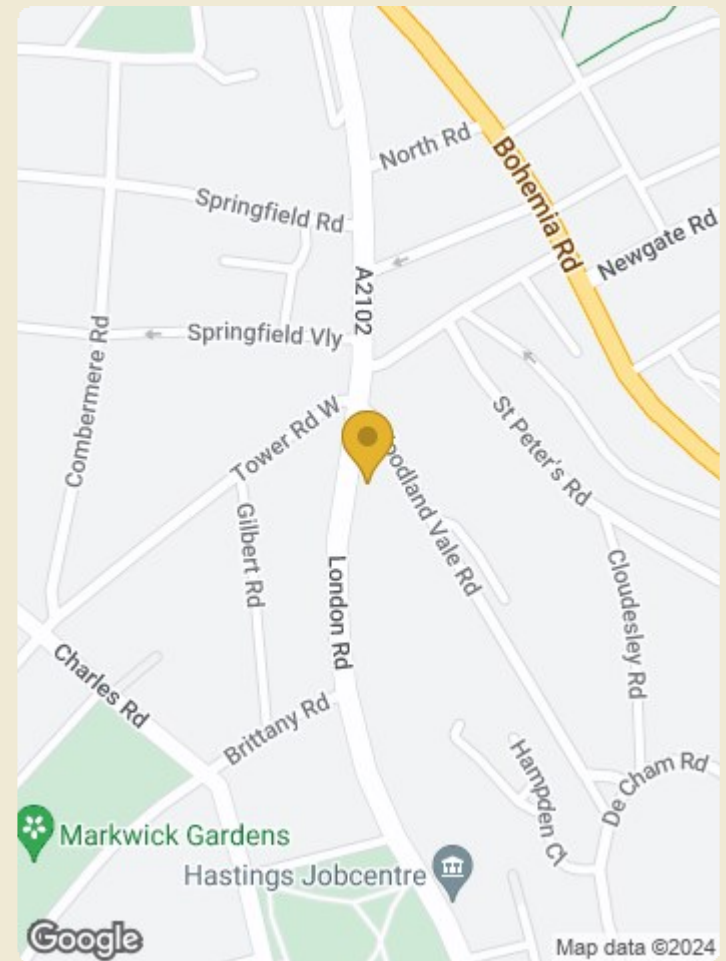
If you are looking for a versatile space to put your own stamp on, get in with your local agent Wyatt Hughes today.

- EPC C
- SPLIT-LEVEL
- COUNCIL TAX B
- SERVICE CHARGE PAID AS AND WHEN REQD
- THREE BEDROOMS
- FREEHOLD TO BUILDING
- LARGE PRIVATE GARDEN
- £0 GROUND RENT
- 1144 SQUARE FT
- PARKING SPACE





**Approx. Gross Internal Floor Area 1144 sq. ft / 106.27 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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