



Sedlescombe Road North
St. Leonards-On-Sea, TN37 7ER

£400,000 Freehold

Wyatt
Hughes
Residential Sales

Sedlescombe Road North, St. Leonards-On-Sea, TN37 7ER

Unwind and Expand in St. Leonards with this spacious 3-Bedroom Semi-Detached home, with large garden.

Escape the ordinary and embrace the charm of St. Leonards in this light-filled, three-bedroom semi-detached home. Spanning three floors and boasting a generously sized garden, this versatile property offers the perfect blend of space, character, and outdoor tranquility.

Set back from the main road, this home is perfect for families or upsizing couples. On the ground floor is the open plan living and dining area, with working log burner in the living space it is perfect for those cosy family nights in. There are double doors out onto the garden patio from the dining space. There is a separate modern kitchen with ample cupboard and storage space, just off the kitchen in the lean-to which houses the washing machines and perfect for storing bikes and equipment.

The first floor offers two double bedrooms, with plenty of storage space and large hallway. There is also a walk-in shower and separate W/C on this level.

The top floor offers a large double bedroom with it's own en-suite and eave storage, it is perfect for separate living to the rest of the home and would be ideal as a teenagers bedroom, main room or to keep students or lodgers.

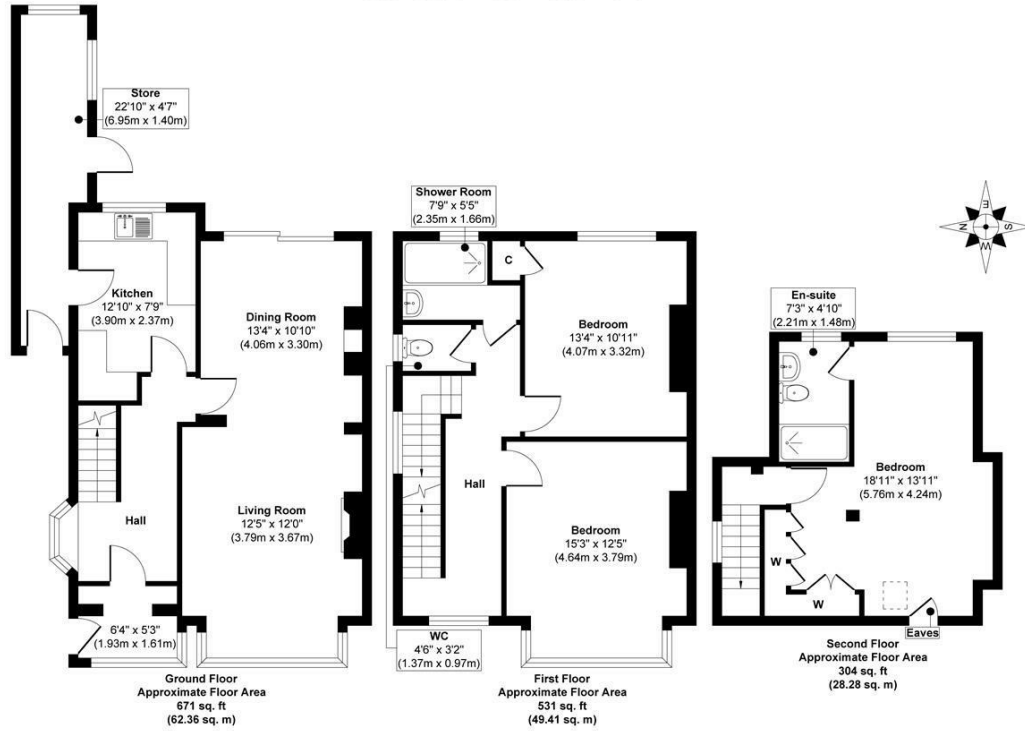
Externally is the large East-facing garden, which is laid to lawn and offers the private aspect with large trees and shrubbery. At the bottom of the garden is a concreted area which currently offers a large storage shed and decking, but would be ideal for a home office or studio.

Keen to view? Book your showing with local agent Wyatt Hughes today.

- COUNCIL TAX C
- CHAIN FREE
- THREE BEDROOMS
- LARGE REAR GARDEN
- FRONT GARDEN
- EPC D
- 1506 SQ FT
- OVER THREE LEVELS
- POPULAR ST LEONARDS LOCATION
- GAS CENTRAL HEATING



Sedlescombe Road North



Approx. Gross Internal Floor Area 1506 sq. ft / 140.05 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
			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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