



**Wyatt  
Hughes**

**Warren Close  
St. Leonards-On-Sea, East Sussex TN38 8DT  
£275,000 Freehold**

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Hughes**  
Residential Sales

## Warren Close, St. Leonards-On-Sea, East Sussex TN38 8DT

Situated in a popular residential close in St Leonards with easy access to the town centre and beach. This modern two-bedroom property is presented in good condition, providing the perfect investment opportunity as a Buy-to-Let or first step onto the property ladder.

Internally, the home benefits from a useful entrance porch which leads into a bright and spacious reception room with a feature fireplace being a charming focal point of the room. Moving through the home, a modern kitchen houses plenty of cupboards and worktop space as well as the gas boiler serving the central heating throughout the property. The rear door can also be found here, which gives convenient access to the garden.

The garden itself offers excellent scope with its tiered arrangement of a patio space and areas of laid to lawn, yet it currently is well presented and easy to maintain and backs onto an area of woodland/nature reserve.

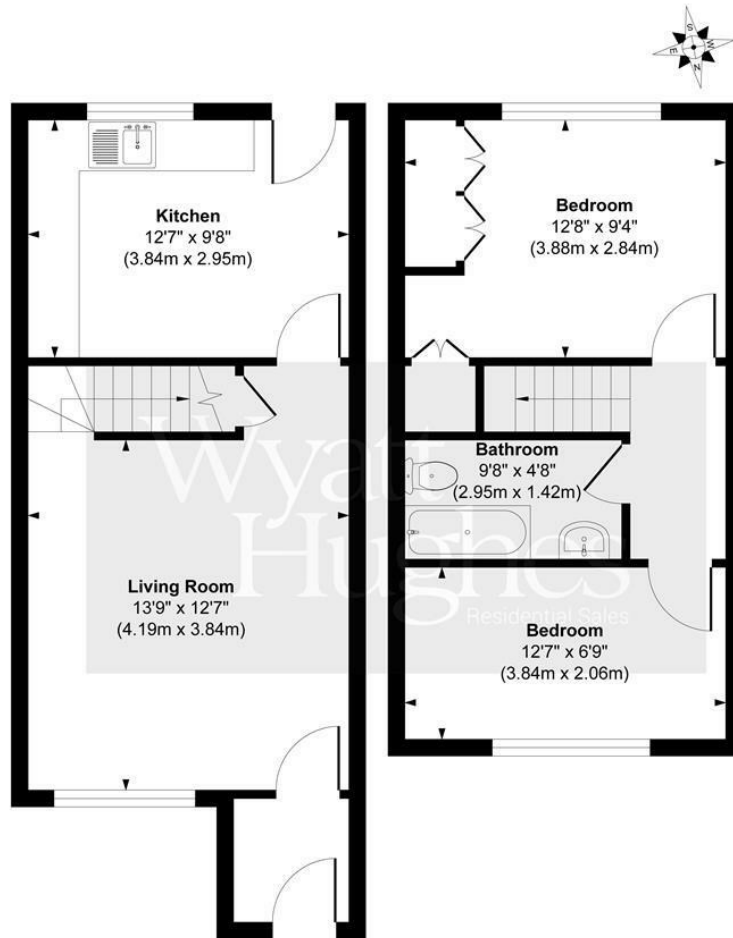
On the first floor, accessed via the stairwell in the living room, two good-sized double bedrooms sandwich a modern family bathroom which features a contemporary white bathroom suite including over-bath shower, WC and basin. On the first floor landing there is a loft hatch leading to a useful storage area which is boarded with a light and fitted ladder for easy access.

Additional benefits include off-road parking, double glazing and radiators throughout. The property is excellently positioned for a host of essential amenities. You can find local schools nearby, as well as supermarkets, mainline station plus easy access into the town centre.

Viewing is highly recommended, so do get in touch today for further information or to arrange your appointment

- Two bedrooms
- Off road parking
- Kitchen/dining room
- EPC rating D
- Well Decorated Throughout
- Mid terrace house
- Gas boiler and radiators and double glazing
- Private rear garden
- 640 sq ft
- Secure storage area beneath the property

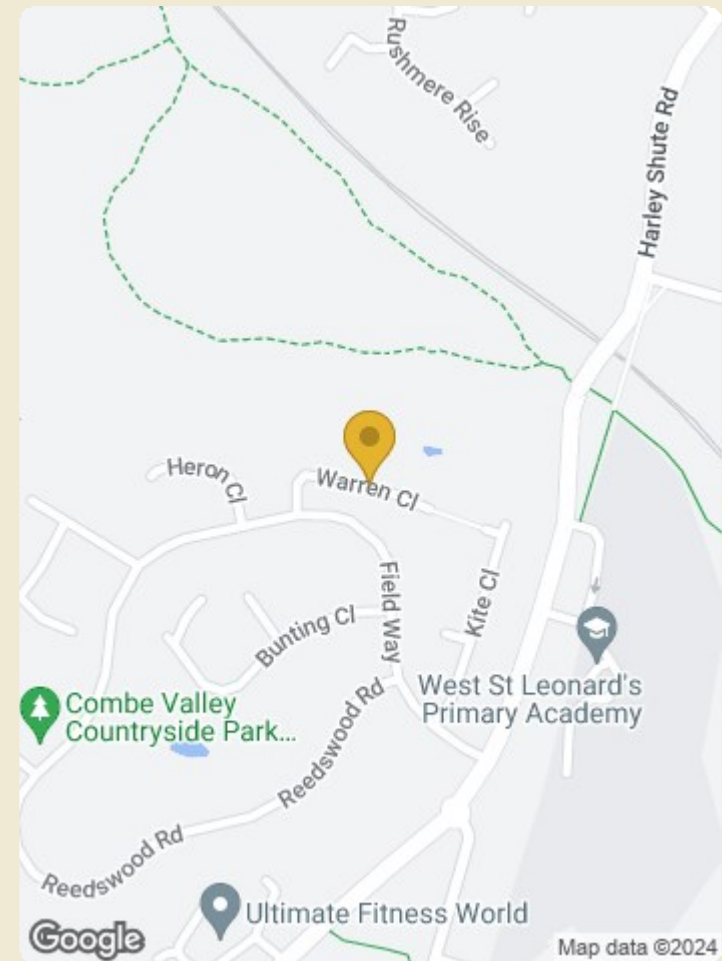




**Ground Floor**  
 Approximate Floor Area  
 354 sq. ft  
 (32.88 sq. m)

**First Floor**  
 Approximate Floor Area  
 306 sq. ft  
 (28.42 sq. m)

**Approx. Gross Internal Floor Area 660 sq. ft / 61.30 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>86</b>	<b>England &amp; Wales</b>
		<b>67</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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