



**Coneyburrow Gardens
St. Leonards-On-Sea, TN38 9RY**

£225,000 Freehold

**Wyatt
Hughes**
Residential Sales

Coneyburrow Gardens, St. Leonards-On-Sea, TN38 9RY

Seeking a charming and convenient home in a sought-after location? Look no further than this delightful two-bedroom terraced house on Coneyburrow Gardens. Offering a perfect blend of comfort, functionality, and a private garage, this property is ideal for first-time buyers, young couples, or those seeking a manageable space.

Well-proportioned layout: The property makes efficient use of space, with a light-filled living area perfect for relaxing or entertaining. The two bedrooms provide comfortable havens for rest and rejuvenation.

Modern conveniences: The separate kitchen has ample cupboard room, with space for utilities and leads conveniently out onto the rear garden.

Private garden: The tiered patio garden is perfect for kids or pets all year round and very much low maintenance, making looking after it easy. There is also the addition on a grassy front garden.

Separate from the home is a single garage, which is ideal for storage.

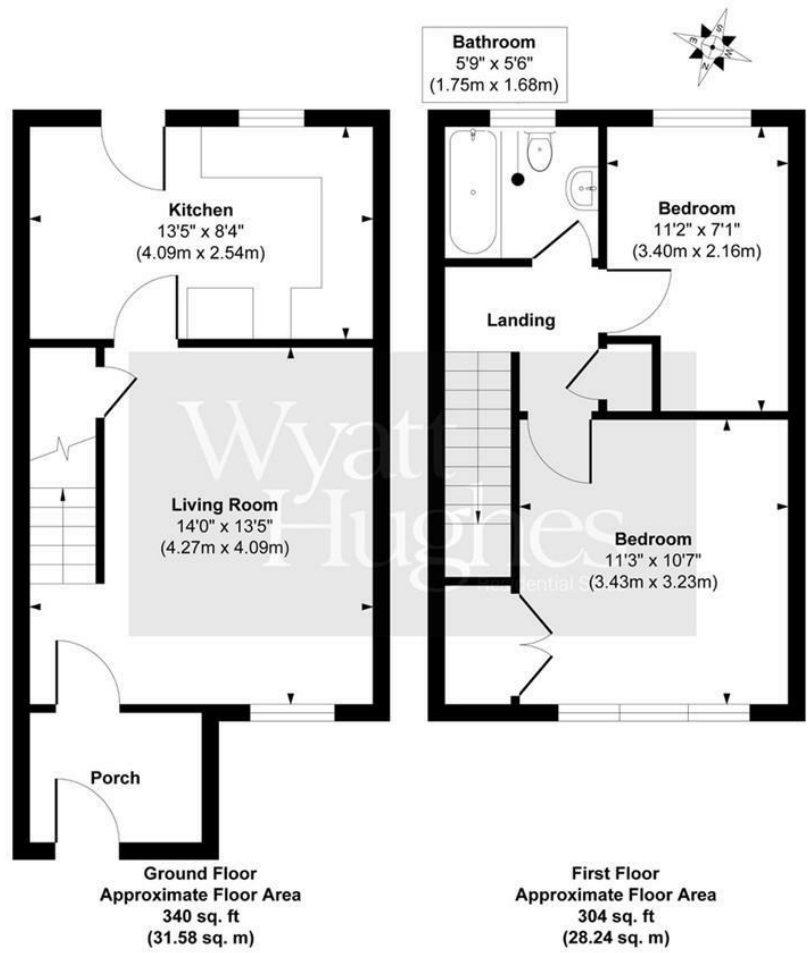
Beyond the home

A short distance away is the large Tesco Extra store, which is open 24/7. Perfect if you need those last minute ingredients.

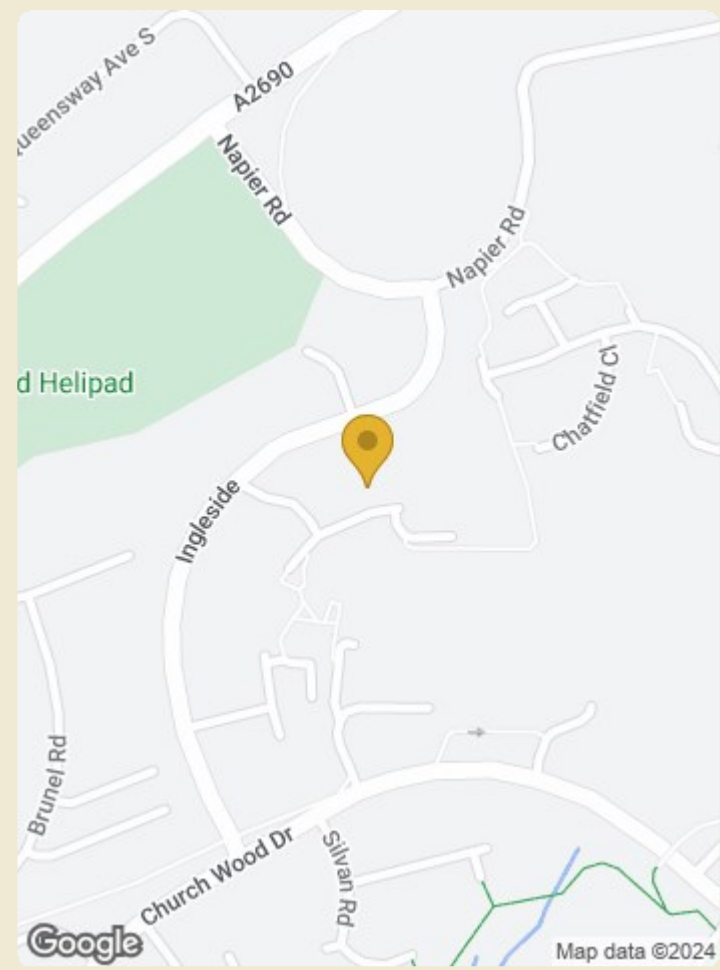
Keen to book your showing? Contact local agent Wyatt Hughes today.

- TWO BEDROOM TERRACED HOME
- CHAIN FREE
- FRONT AND REAR GARDEN
- GAS CENTRAL HEATING
- EPC RATING C
- COUNCIL TAX B
- SINGLE GARAGE
- FREEHOLD
- PERFECT FIRST TIME HOME
- CONVENIENT LOCATION





Approx. Gross Internal Floor Area 644 sq. ft / 59.82 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Energy Efficiency Rating		Current	Potential	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		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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