



Sedlescombe Road North
St. Leonards-On-Sea, East Sussex TN37 7DT
Offers in excess of £425,000 Freehold

**Wyatt
Hughes**
Residential Sales

Sedlescombe Road North, St. Leonards-On-Sea, East Sussex TN37 7DT

OFFERS INVITED BETWEEN £425,000-£450,000

A delightful three-bedroom terrace property bursting with character and period details, offered with front and rear garden and parking space.

Providing well-proportioned accommodation throughout, the home enjoys generous-sized, light-filled rooms. On the ground floor, a grand entrance hallway leads into the first of many superb spaces. The living room benefits from beautiful features including hardwood flooring, high ceilings with decorative coving, a stunning fireplace surround and bay-fronted windows and set of French doors providing access into the front garden.

An additional set of double doors, framed with characterful feature panelling, leads into the back of the property where you'll find a delightful kitchen/diner, styled with decorative tiles and modern fitted units and central island. The kitchen also benefits from built-in electric oven and hob.

From here, one doorway leads out to the rear garden, whilst another rejoins the main hallway, with a hatch in the floor leading down to the cellar.

Located on the first floor, you'll find a fantastic-sized master suite, bright and airy thanks to its bay-fronted window offering views far-reaching views across the town. Meanwhile, to the rear are two further bedrooms – ideally sized for a growing family. All bedrooms are served by a modern fitted bathroom comprising a bath with overhead shower plus a built-in toilet, basin and vanity unit along with an airing cupboard.

Externally, the property offers charming gardens, and has the added benefit of a parking space accessed via the rear garden. Housing an array of established shrubs, raised beds plus two outbuildings, the outdoor space is sure to be an attractive feature for green-fingered enthusiasts.

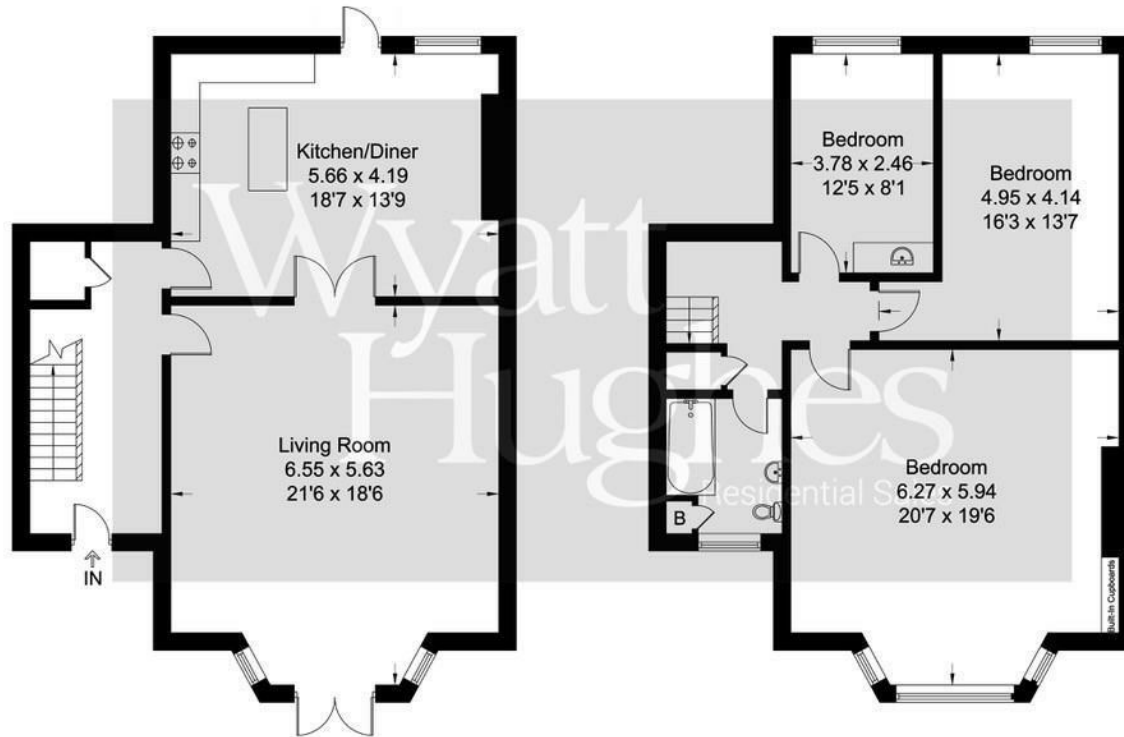
The property is excellently positioned within close range of a host of popular and essential amenities, and is also situated near to bus routes and the A21 for convenient access north as well as into the town centre.

- EPC rating D
- Period features and well proportioned rooms
- In the heart of Silverhill
- Tax band B
- Private garden and parking
- High ceilings
- Three bedrooms
- 1532 sq ft



Sedlescombe Road North

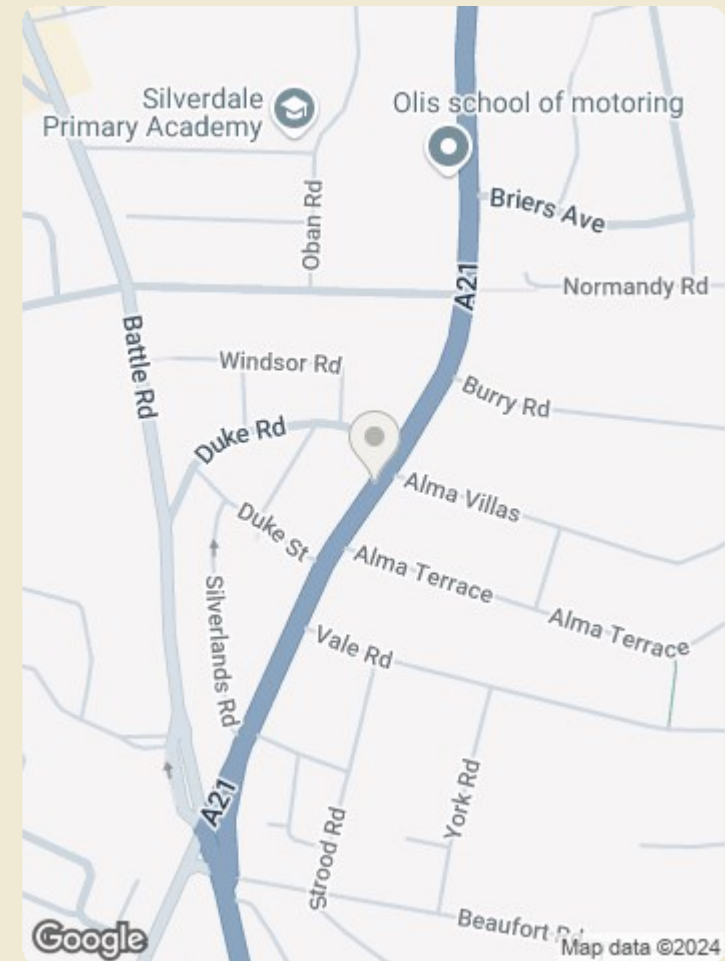
Approximate Gross Internal Area = 142.38 sq m / 1532 sq ft



Ground Floor

First Floor

Illustration for identification purpose only, measurements are approximate, not to scale. © 2022



| 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 | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | 65 | | (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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