



**Sandwich Drive**  
**St Leonards-On-Sea, TN38 0XJ**  
**£450,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales



# Sandwich Drive, St Leonards-On-Sea, TN38 0XJ

A splendid 5-bedroom detached town house nestled in a popular neighborhood. This well presented and maintained property is a perfect family home.

The ground floor comprises a generously proportioned living room, perfect for relaxing evenings with family and friends. There is a modern fitted kitchen/dining room with double opening doors leading out to the rear decking and garden.

The property further benefits from five well-appointed bedrooms, providing ample space for the entire family. The master bedroom boasts an en-suite shower room and fitted wardrobes, offering a luxurious retreat after a long day, with access to a private balcony ideal to sit and relax in the evening or morning with a coffee and enjoy the far reaching views

The remaining bedrooms are equally spacious and flooded with natural light, creating a tranquil ambiance throughout.

Externally the private landscaped rear garden provides a serene setting for outdoor relaxation and entertaining. Additionally, the property features a garage, providing secure parking and convenient storage space having ample ceiling height.

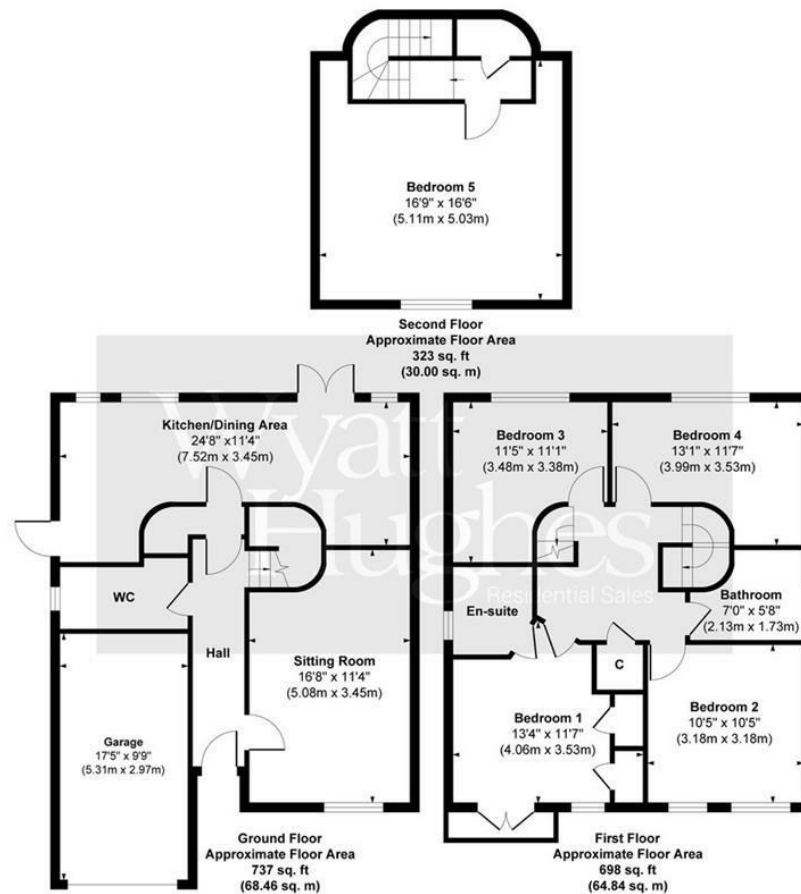
Situated in a sought-after location, this home enjoys easy access to a range of local amenities, including shops, schools, and transport links. St. Leonards-on-Sea's vibrant town centre is just a short distance away, offering an array of cafes, restaurants, and leisure facilities to explore.

In summary, Sandwich Drive presents a rare opportunity to acquire a stunning family home in a highly desirable location. With its spacious accommodation, immaculate presentation, and convenient amenities, this property is sure to impress even the most discerning of buyers. Don't miss out on the chance to make this exquisite residence your own - arrange a viewing today!

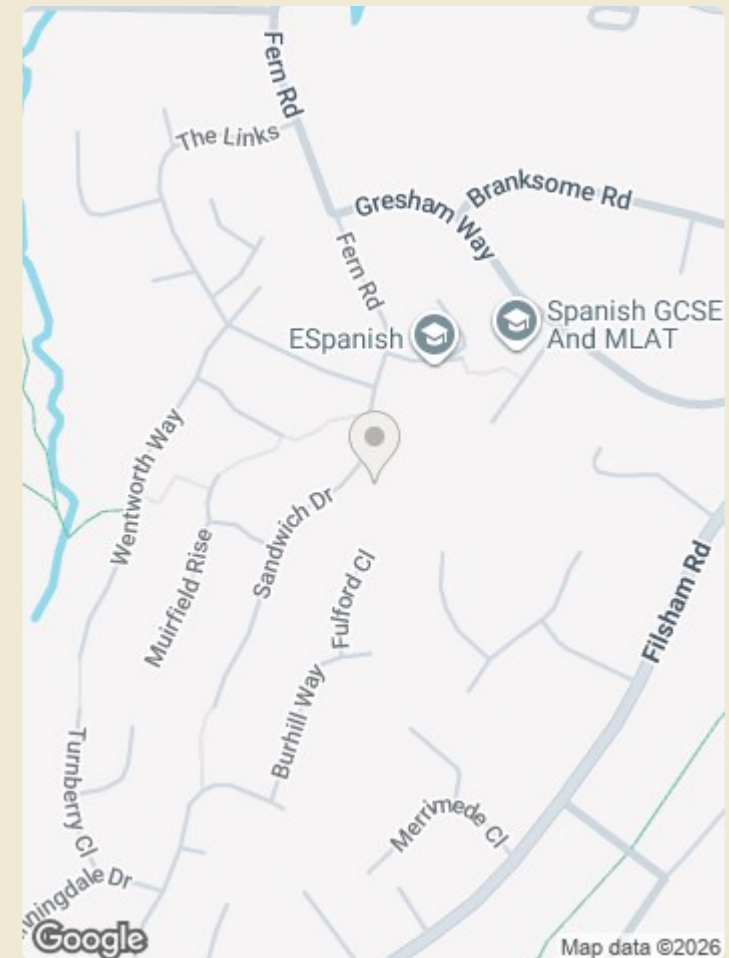


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|----------------------------------|---|--|
| • Tax band D                     | • EPC rating C                                      | • 5 Bedrooms, master bedroom with en-suite shower room |
| • Private balcony                | • Landscaped rear garden with decking area and pond | • Integral garage                                      |
| • Driveway with off road parking | • Very well maintained and presented throughout     | • 1758 sq ft   |





**Approx. Gross Internal Floor Area 1758 sq. ft / 163.30 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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