



Fern Road  
St. Leonards-On-Sea, East Sussex TN38 0UJ

£485,000 Freehold

Wyatt  
Hughes  
Residential Sales



## Fern Road, St. Leonards-On-Sea, East Sussex TN38 0UJ

Introducing this well-presented 4 bedroom detached house with a stunning landscaped garden featuring outdoor BBQ area.

Offering wow factors at every turn, this property boasts a wealth of attractive features, both internally and externally. On the ground floor, a spacious entrance hall leads into a bright and well-proportioned living/dining room with feature fireplace. A sleek and modern kitchen, also accessed via the hall, provides a generous-sized area for preparing family meals, whilst the newly-renovated utility room adjoined to the kitchen is a welcome bonus. On the first floor, you'll discover the airy master bedroom with en-suite shower room, plus an additional three bedrooms and modern family bathroom.

The pièce de résistance, however, is the spectacular outdoor space. Comprising a stunning patio and beautifully-crafted BBQ area. The current owners have transformed this tiered garden in a luxury oasis. Plenty of space for keen gardeners and the views provide a calming backdrop. Further benefits include off-road parking and a garage.

Situated in a popular residential location, the property is a short walk away from essential amenities, supermarkets/local shops and schools. There is easy access into the town centre for further needs, such as mainline stations for direct links into London.

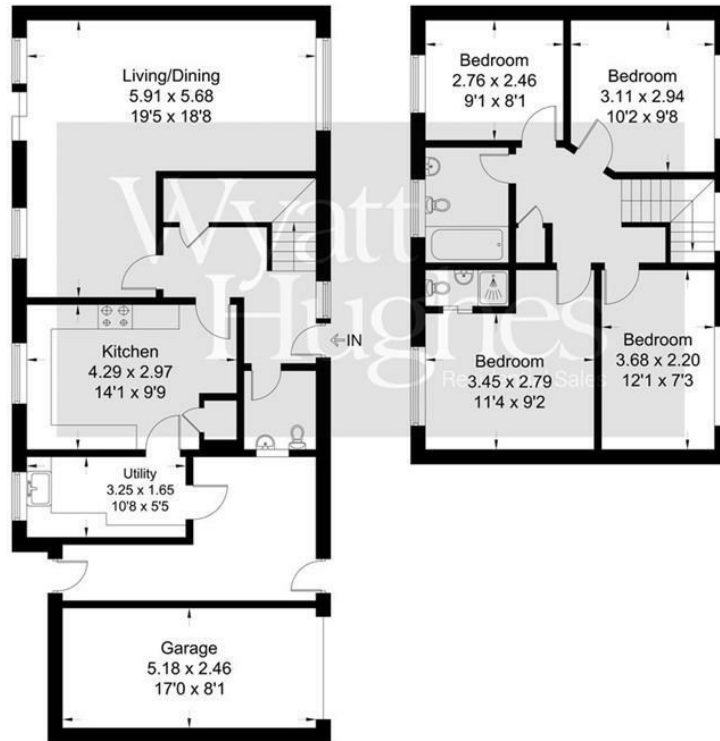
Get in touch with Wyatt Hughes today for further information or to arrange your viewing.

- Four bedrooms
- Modern fitted kitchen
- Living/dining room
- EPC rating E
- Far reaching views to the rear
- Landscaped gardens with patio and BBQ area
- Utility Room And Garage
- En-suite shower room and main family bathroom
- 1451 sq ft
- Council Tax E



# Fern Road

Approximate Gross Internal Area = 134.89 sq m / 1451.94 sq ft



Ground Floor

First Floor

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



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>		82	(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>	54		(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>England &amp; Wales</b>

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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