



**Churchwood Way
St. Leonards-On-Sea, TN38 9JW**

Offers in excess of £350,000 Freehold

**Wyatt
Hughes**
Residential Sales

Churchwood Way, St. Leonards-On-Sea, TN38 9JW

Nestled in this serene close, this charming detached bungalow offers a tranquil retreat for those seeking peace and privacy. Boasting two reception rooms, three bedrooms, and a spacious 1,446 sq ft layout, this property provides ample space for comfortable living.

As you step inside at the end of the hallway you will find, a warm and inviting living/dining room, perfect for relaxing or entertaining guests. The large conservatory floods the space with natural light, creating a bright and airy atmosphere throughout and enjoys an outlook onto the garden.

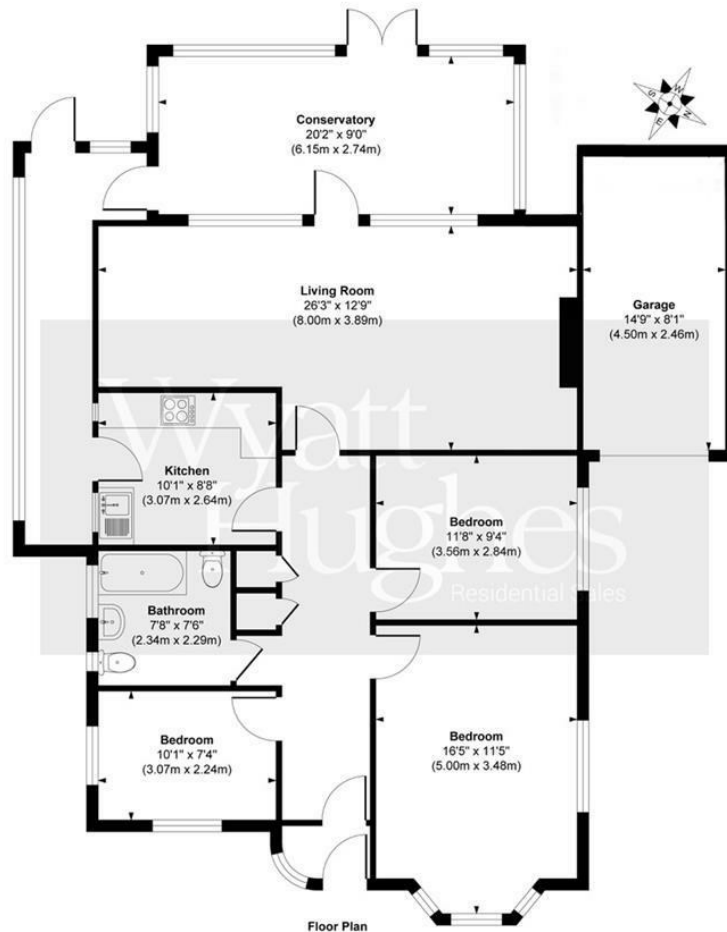
Outside, the property impresses with a well-established, secluded rear garden adorned with mature plants and trees, offering a picturesque setting for outdoor enjoyment. With parking available for up to three vehicles, a driveway, and a garage, convenience is at the forefront of this home.

While the property requires some updating throughout, the potential to transform this bungalow into your dream home is evident. The gas boiler and radiators provide essential comfort, and with a little vision and creativity, this property can be revitalised into a modern oasis.

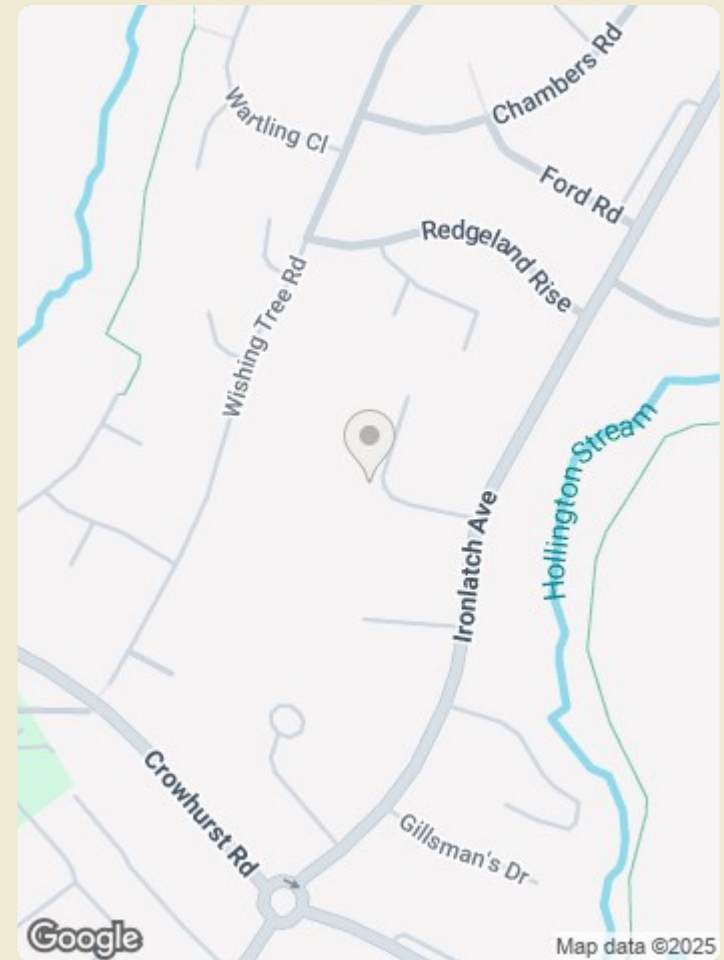
Don't miss the opportunity to make this three-bedroom detached bungalow your own and enjoy the peaceful surroundings and the potential it holds.

- Three bedrooms
- Private and well established rear garden
- EPC rating E
- Requires some updating throughout
- Living/dining room and large conservatory
- Quiet close
- 1446 sq ft
- Driveway and garage
- Tax band D
- No onward chain





Approx. Gross Internal Floor Area 1446 sq. ft / 134.33 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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.

18 Grand Parade, Hastings, East Sussex, TN37 6DN
Tel: 01424 423110
Email: sales@wyatthughes.co.uk
www.wyatthughes.co.uk

