



Celandine Drive  
St. Leonards-On-Sea, TN38 0GB

£375,000 Freehold

Wyatt  
Hughes  
Residential Sales

## Celandine Drive, St. Leonards-On-Sea, TN38 0GB

Calling all families! This charming three/four-bedroom terrace house offers ample living space across three floors, perfect for growing families or those who love to entertain.

Situated in the sought-after seaside town of St. Leonards, the property boasts a bright and airy feel throughout. Step inside and discover well-proportioned rooms, ideal for creating a comfortable and homely atmosphere.

### Key Features:

Ample bedrooms, offering flexibility for families or home office spaces, the home is currently set up as three bedrooms, with two living spaces, although it could quite easily become four bedrooms if needed. Enclosed rear and sun-trap garden - a perfect haven for relaxation and outdoor dining- the current owner has created 'pockets' for seating to make use of the space on offer.

Three floors provide excellent living space and storage solutions, there is a W/C or bathroom on every floor for ease and with each room being decorated to a modern and stylish standard.

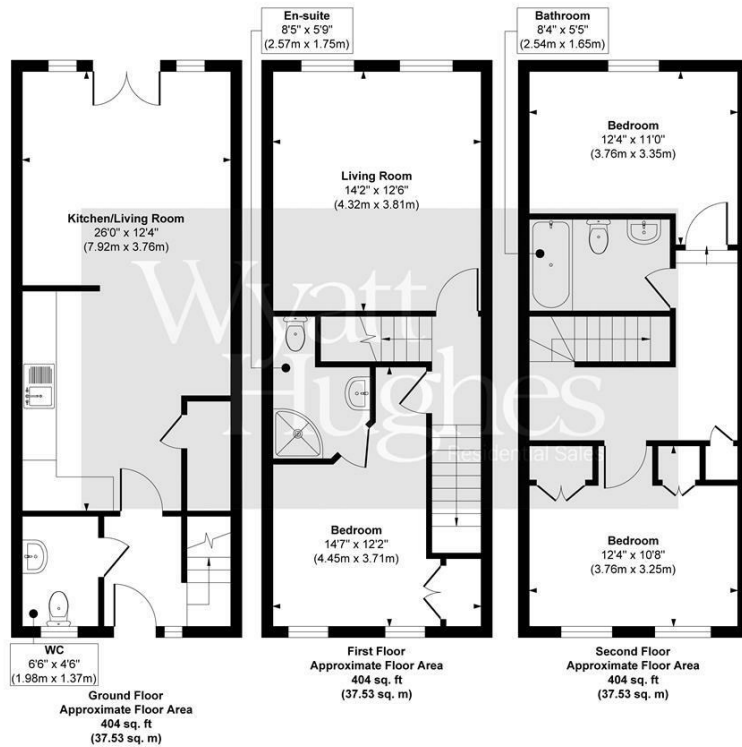
An added benefit is the separate garage to the rear of the home, which is currently on a 999 year lease.

Located in St. Leonards, close to the local shops in Silverhill and St.Leonards main hub, whilst being in the catchment for local schools.

Don't miss out on this fantastic home! Contact local agent Wyatt Hughes today to arrange your showing.

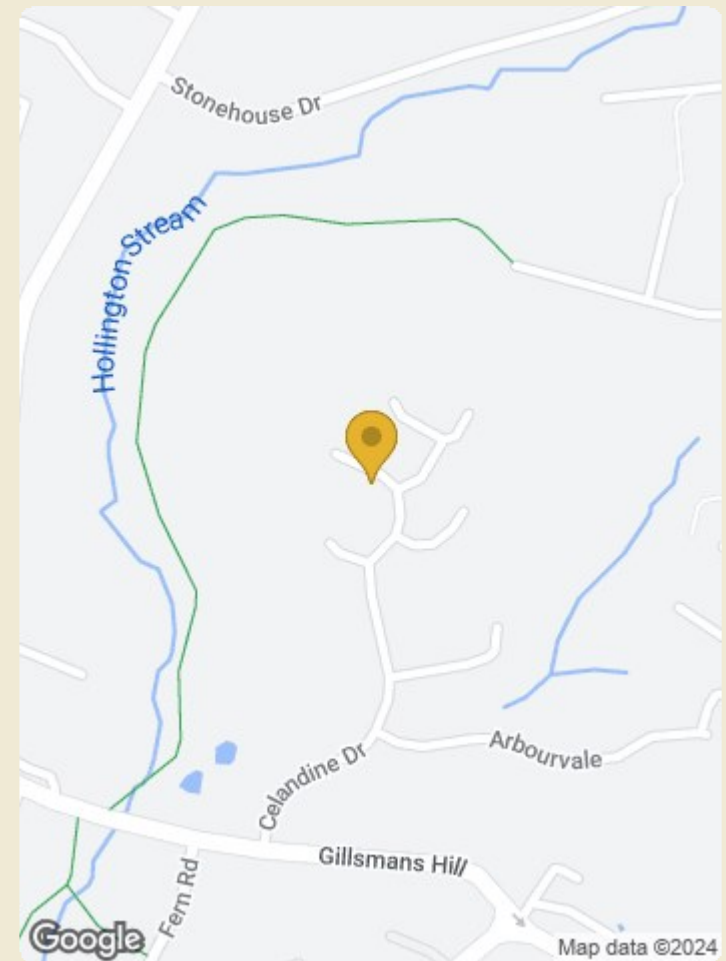
- EPC B
- THREE/FOUR BEDROOMS
- MID-TERRACE HOME
- SUN-TRAP GARDEN
- POPULAR ST.LEONARDS LOCATION
- COUNCIL TAX D
- THREE STOREYS
- GARAGE WITH A 999 YEAR LEASE
- WELL PRESENTED THROUGHOUT
- PARKING BAY





**Approx. Gross Internal Floor Area 1212 sq. ft / 112.59 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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>			(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>			(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	85 → 86	<b>England &amp; Wales</b>
			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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