



Sedlescombe Road North  
St. Leonards-On-Sea, TN37 7EN

Offers in excess of £325,000 Freehold

Wyatt  
Hughes



## SEDLESCOMBE ROAD NORTH, ST. LEONARDS-ON-SEA, TN37 7EN

OFFERS IN EXCESS OF £325,000 FREEHOLD

Welcome to this charming semi-detached house located on Sedlescombe Road North in the picturesque town of St. Leonards-On-Sea. This property boasts a living and separate dining room on the ground floor, which offers double doors directly on to the garden. The bright kitchen offers ample room with convenient breakfast bar and space for a table, so ideal for dining as well. The kitchen enjoys plenty of cupboard space and room for white goods, there is also access to the downstairs W/C. Heading upstairs you will find three double rooms, alongside a white-suite family bath and separate W/C. Outside the garden is part grass and patio, which offers good space for creating an inviting space.

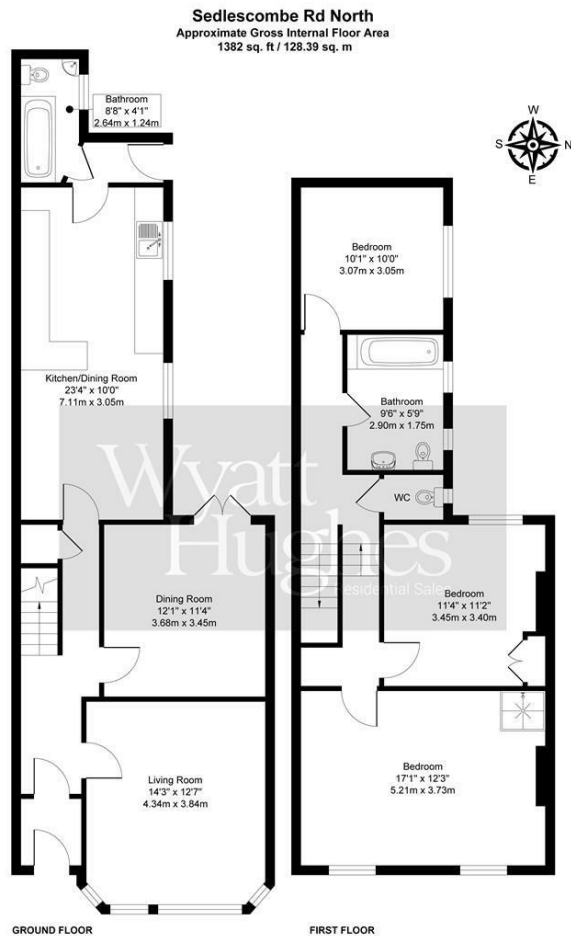
Spanning across 1,382 sq ft, this house offers a comfortable and spacious layout for you to put your own stamp on, with some decoration required throughout, to truly make it your own. The property features parking for multiple vehicles, ensuring convenience for those with a car or for visitors.

Located in a popular area, this house provides easy access to local amenities, such as the main super store ASDA, junior schools such as the popular Silverdale and Little Ridge, making it an ideal choice for those looking for a well-connected yet peaceful place to call home.

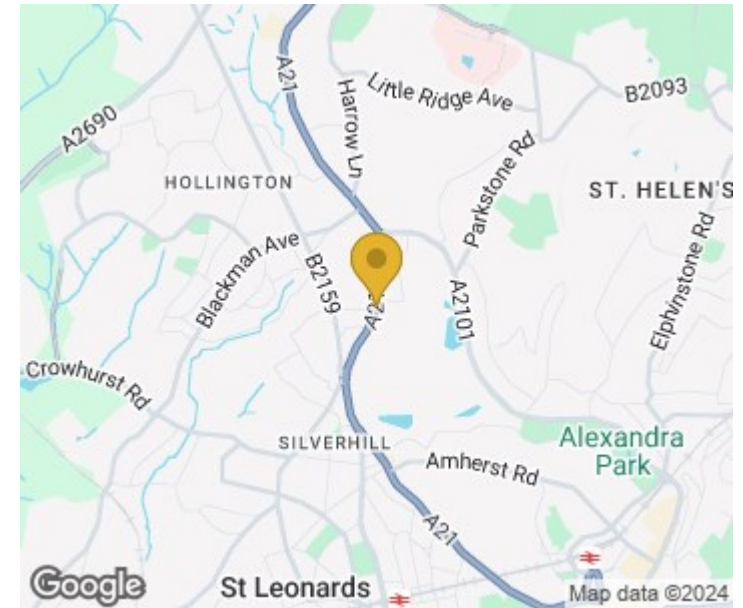
Offered vacant and chain-free, book your viewing with local agent Wyatt Hughes today.

- EPC D • THREE BEDROOMS • COUNCIL TAX C • SEMI-DETACHED HOME • PARKING FOR MULTIPLE CARS • SPACIOUS THROUGHOUT • OLDER STYLE HOME • SOME MODERNISATION REQUIRED • POPULAR ST.LEONARDS LOCATION • CHAIN FREE





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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
		<b>65</b>
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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