



**The Green**  
**St. Leonards-On-Sea, East Sussex TN38 0SU**  
**Offers in excess of £750,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales



## The Green, St. Leonards-On-Sea, East Sussex TN38 0SU

Nestled in the sought-after location of The Green in St. Leonards-On-Sea, this charming detached house offers a perfect blend of space, character, and convenience. Benefiting from having two reception rooms & conservatory, four bedrooms and a bathroom, this property is ideal for those seeking a comfortable and spacious living arrangement.

With parking spaces for up to three vehicles, this home ensures that both you and your guests should never have to worry about finding a spot. The property's well-maintained interior showcases numerous original features, reflecting its timeless appeal and character.

Having been lovingly owned by the same family for over 40 years, this house exudes a sense of warmth and history that is hard to come by. The large level garden provides ample space for outdoor activities and relaxation, while the utility room, garage, summer house, and workshop offer practicality and versatility.

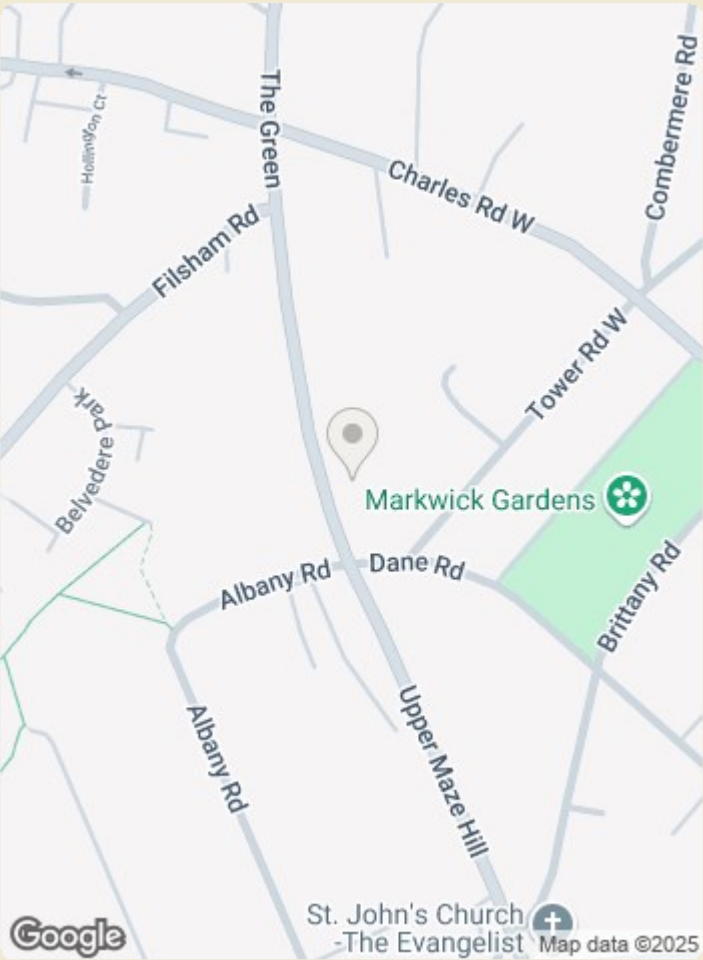
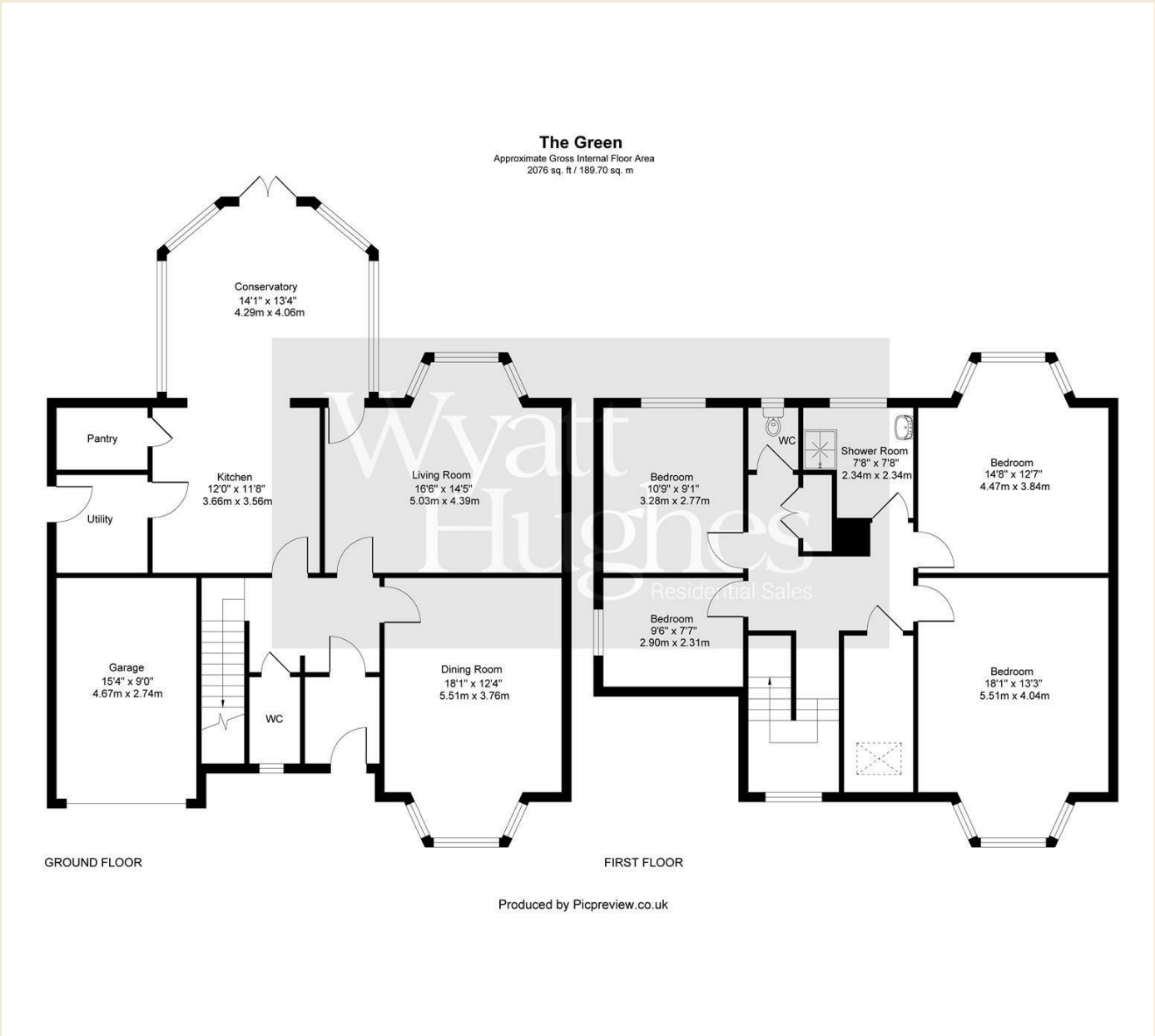
Conveniently located within easy walking distance to the town, train station, and seafront, this property offers the perfect balance between tranquillity and accessibility. The two reception rooms and conservatory provide versatile living spaces, perfect for both entertaining and everyday living.

In summary, this four-bedroom detached house on The Green is a rare find that combines comfort, character and convenience in one of St. Leonards-On-Sea's most popular locations. Don't miss the opportunity to make this charming property your new home.



- 2076 sq ft
- Large level gardens
- Tax band F
- Four bedroom detached house
- Two reception rooms and conservatory
- EPC rating D
- Impressive period home
- Garage and off road parking
- Superbly well maintained by the present owners with numerous original features





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <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		<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.



