



**Little Ridge Avenue  
St. Leonards-On-Sea, TN37 7HN**

**£390,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Little Ridge Avenue, St. Leonards-On-Sea, TN37 7HN

Modern Detached House in Prime Location, welcome to Little Ridge Avenue.

This charming three-bedroom detached house offers the perfect blend of modern living and convenience. Situated in the sought-after family neighborhood of Little Ridge Avenue, this property is ideal for families seeking a comfortable and spacious home with local Ofsted outstanding primary school Ark Little Ridge close by.

The interior features a contemporary design throughout, with high-quality finishes and ample natural light in all rooms. The open-plan kitchen/diner is great for spending family time together or hosting guests as the double doors lead directly out onto the garden. The three generously sized bedrooms upstairs provide plenty of space for relaxation, privacy and storage, with the primary bedroom having built in cupboards and boasting fabulous views of the surrounding area and out over towards Eastbourne.

Outside, you'll find a well-maintained garden with grass and area of decking, perfect for enjoying outdoor activities or relaxing in the sunshine, the large hedge keeps the property private without being overlooked. The property also includes a garage and ample parking for multiple cars, providing convenient off-street parking.

Located in a family-friendly neighborhood, this home offers easy access to local amenities with local convenience store Tesco Extra being a short distance away as well as the nearby Conquest hospital.

Don't miss out on this fantastic opportunity to make this modern detached house your new home.

Contact local agent Wyatt Hughes today to arrange your viewing.

- COUNCIL TAX D
- DETACHED FAMILY HOME
- GARAGE
- STYLISH AND MODERN THROUGHOUT
- STUNNING VIEWS
- EPC D
- THREE BEDROOMS
- PARKING FOR MULTIPLE VEHICLES
- POPULAR FAMILY NEIGHBOURHOOD
- OPEN PLAN LIVING/DINING

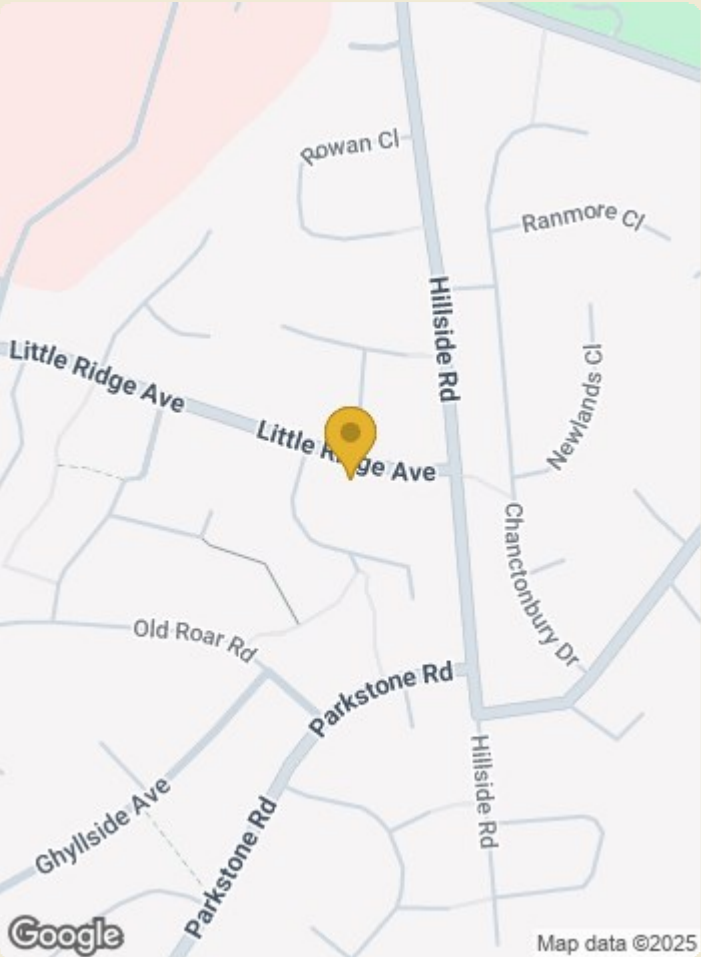


Little ridge av  
Approximate Gross Internal Floor Area  
1165 sq. ft / 108.23 sq. m



GROUND FLOOR FIRST FLOOR

Produced by Picpreview.co.uk



| 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 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 <sub>2</sub> 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.

