



**Battle Road
St. Leonards-On-Sea, TN37 7BE**

£350,000 Freehold

**Wyatt
Hughes**
Residential Sales

Battle Road, St. Leonards-On-Sea, TN37 7BE

Welcome to this charming property located on Battle Road in the picturesque town of St. Leonards-On-Sea. This delightful end terrace house boasts a generous 1,606 square feet of living space spread across four floors, offering ample room for a growing family or those who love to entertain.

As you step inside, you are greeted by two inviting reception rooms that provide the perfect setting for relaxing with family or hosting guests. The property features four well-appointed bedrooms, three bathrooms, and an additional room that can be used as a fifth bedroom or a home office to suit your needs.

This home is of neutral décor allowing for a new owner to put their own stamp on it, it benefits from vast windows giving this home a light and airy feel throughout. It is set up with annex living on the lower ground floor, which has its own entrance, ideal if you are living with family or housing guests/lodgers.

The rear and well presented patio garden is ideal for those looking for a low maintenance outdoor space , along with an area of hard standing to the front of the home, which is used for parking.

This period style home is perched in a prominent position on the outskirts of St. Leonards On Sea, which is convenient for access to Hollington Primary Academy, Tesco Extra store, bus stops, countryside walks through Church in the Wood and the market town of Battle, with its blend of culture, shops and community.

Book your showing with local agent Wyatt Hughes.

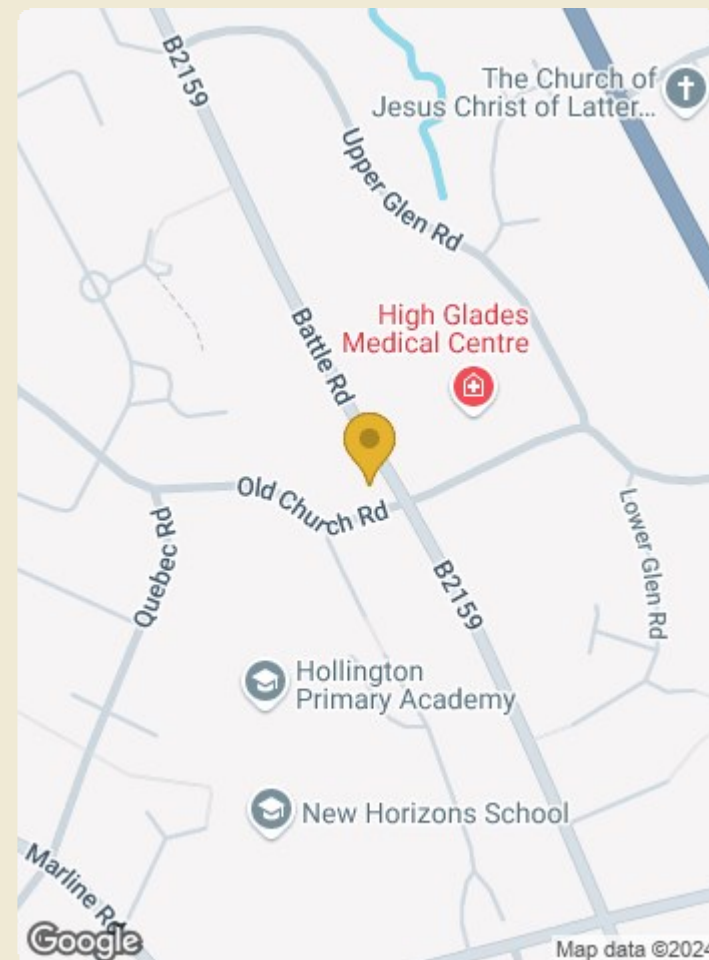
- EPC D
- FOUR/FIVE BEDROOMS
- END OF TERRACE FAMILY HOME
- MULTI LIVING ACCOMMODATION WITH POTENTIAL ANNEX
- HARD STANDING TO FRONT WHICH IS USED FOR PARKING
- COUNCIL TAX C
- ARRANGED OVER FOUR FLOORS
- PERIOD TOWN HOUSE STYLE HOME
- WELL PRESENTED PATIO GARDEN
- GOOD LOCATION FOR ACCESS TO LOCAL SCHOOLS AND SHOPS



Battle Rd
 Approximate Gross Internal Floor Area
 1606 sq. ft / 149.20 sq. m



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
63	81		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G 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.

