



The Green
St. Leonards-On-Sea, TN38 0SU
Guide price £675,000 Freehold

**Wyatt
Hughes**
Residential Sales

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

GUIDE PRICE BETWEEN £675,000-£700,000

Welcome to this period and characterful home nestled in the heart of St. Leonards.

Looking for a home to grow into? This house offers plenty of space throughout, the ground floor boasting a stunning entrance hall with wooden floors, leading to the open-plan kitchen/reception room with space for dining, entertaining or family moments, with double doors out onto the garden this space is bright and airy, given a relaxing and calming feel. Like to cook? The modern kitchen space has ample cupboard room, with double oven and induction hob plus a separate larder which offers great storage or room for any culinary goods. The addition of a further breakfast room is basked in sunshine with the bonus of a skylight and further doors to the garden, this acts as a great space for a morning coffee or for late evening relaxation.

The main living space provides a cosy retreat with working open fire, large bright window and hanging chandelier, all gracefully brought together with the teal paint and soft dark furnishings.

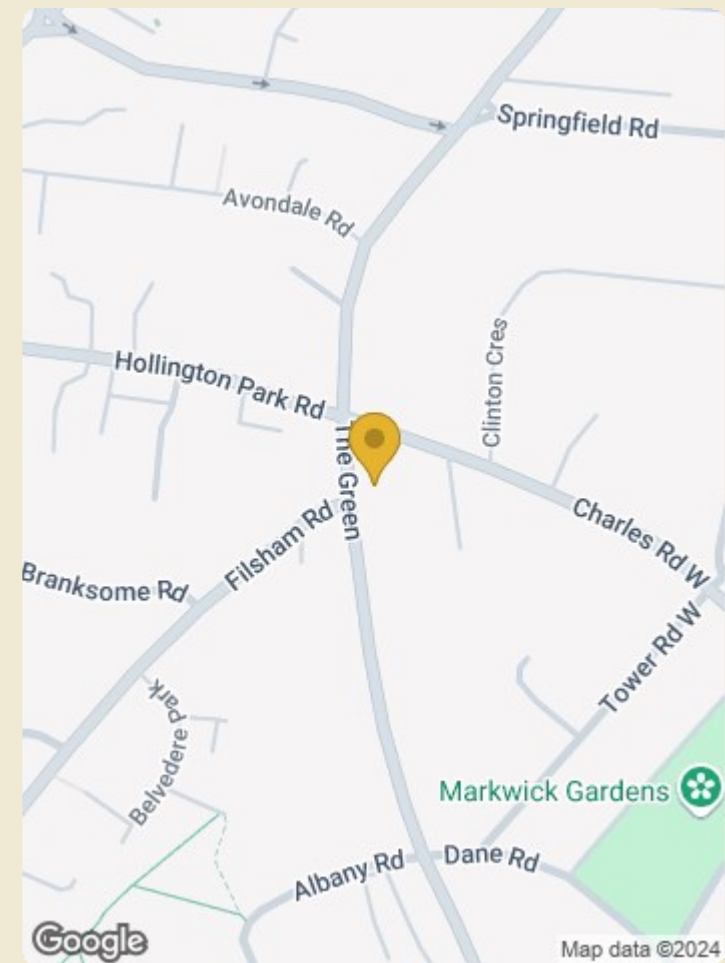
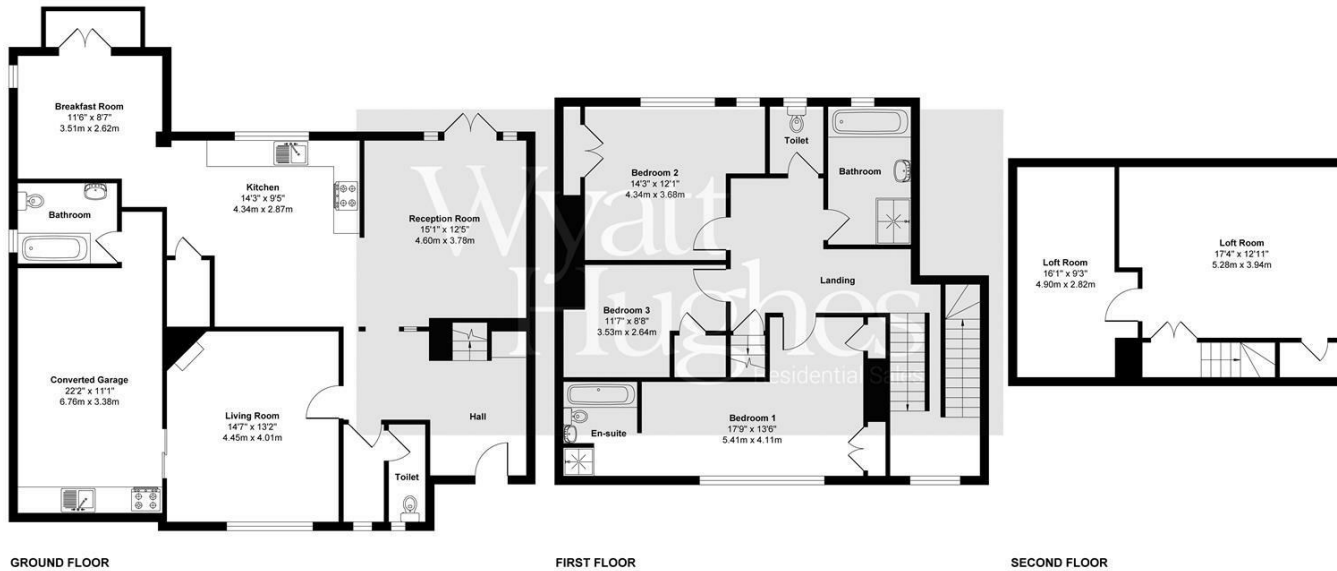
Heading upstairs you will find a bright stairway with spacious landing, currently set up a 'reading nook.' The three double bedrooms on this floor offering space and light throughout with the main bedroom suite providing a modern en-suite. The main and stylish family bathroom on this level has a fabulous free standing bath with walk-in shower. Heading up again is an additional loft bedroom, with great views and offers a 'walk-in style' wardrobe area or office space.

Like the outdoors? The sunny rear garden has multiple spaces for activities whether you're enjoying a coffee on the decking, hosting a summer barbecue or tinkering in the workshop/summerhouse, this space is perfect for entertaining or relaxing. The front driveway provides off-street parking, while a separate studio annex offers additional accommodation for guests, potential rental income or to can integrated back into the main home.



- COUNCIL TAX D
- BEAUTIFUL CHARACTER AND PERIOD HOME IN ST. LEONARDS
- FRONT DRIVEWAY FOR MULTIPLE CARS
- STUDIO ANNEX WITH POTENTIAL RENTAL INCOME
- LARGE WINDOWS THROUGHOUT OFFERING A LIGHT AND AIRY FEEL
- EPC D
- FANTASTIC SUNNY GARDEN WITH DECKING AND WORKSHOP/SUMMERHOUSE
- FOUR BEDROOMS
- FAMILY BATHROOM WITH TWO ADDITIONAL W/Cs AND A PRIMARY EN-SUITE
- FAMILY HOME THAT IS WELL PRESENTED THROUGHOUT

The Green
 Approximate Gross Internal Floor Area
 2406 sq. ft / 223.50 sq. m



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC	72	England & Wales
		68	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.

