



**Woodland Vale Road  
St. Leonards-On-Sea, TN37 6JJ**

**£750,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales



# Woodland Vale Road, St. Leonards-On-Sea, TN37 6JJ

Looking for a large period home with character, space, and modern efficiency in St Leonards? This beautifully preserved six-bedroom semi-detached house offers just that—original charm, versatile living, and thoughtful upgrades throughout.

Set on the sought-after Woodland Vale Road, this substantial property spans over 2,633 square feet across three floors, providing a fantastic footprint for family living, multi-generational households, or those in need of generous work-from-home and creative spaces.

From the moment you step inside, the original period detailing stands out. With high ceilings, original fireplaces, intricate ceiling roses, and decorative features virtually unchanged since the home was built, this property has true historical integrity. Every living space has a fireplace, and the ground floor reception rooms are further enhanced with two log-burning stoves, perfect for cosy evenings.

Modern comforts have also been carefully incorporated. In 2020, 13 solar panels were installed on the roof, along with a storage battery located in the garage, providing excellent energy efficiency and significantly reducing electricity costs—especially during the sunnier months. The property also benefits from a brand-new heating system with zoned controls across each floor, allowing for more efficient and targeted energy usage.

The home is fully double-glazed with high-quality uPVC sash windows in an original cream wood effect, matching the style of the period and neighbouring property for a consistent, traditional look.

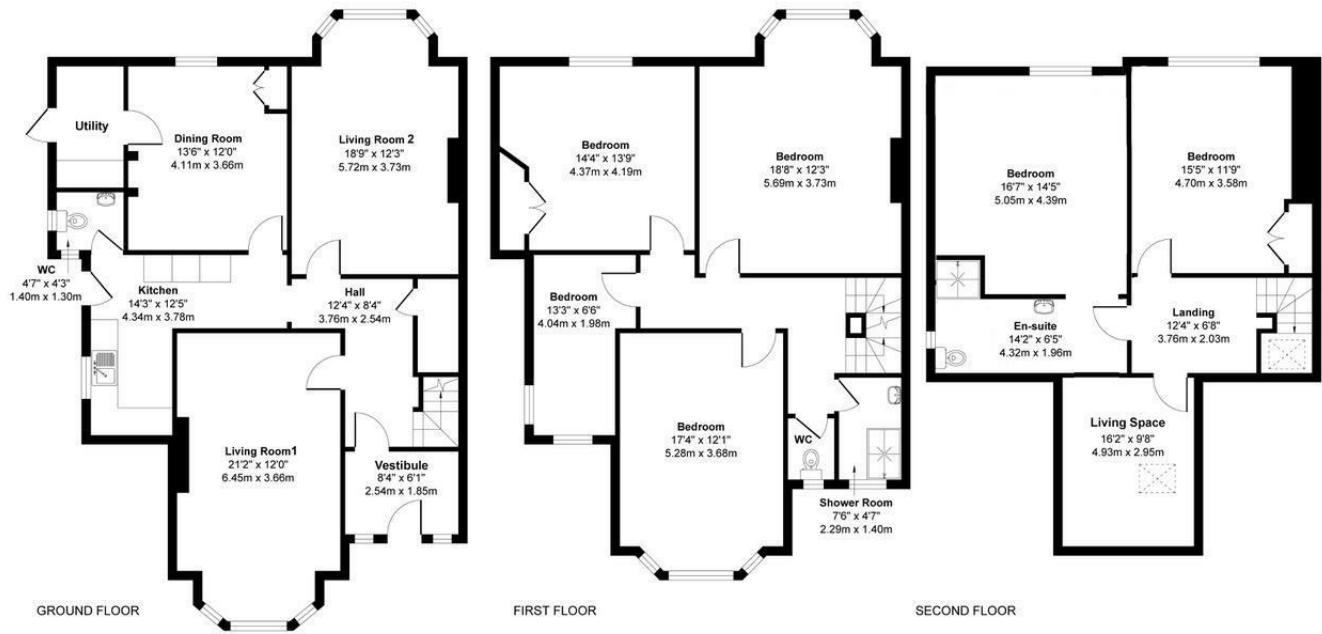
In terms of location, the house is just a short walk from St Leonards Warrior Square station and only minutes from Christchurch Primary School.



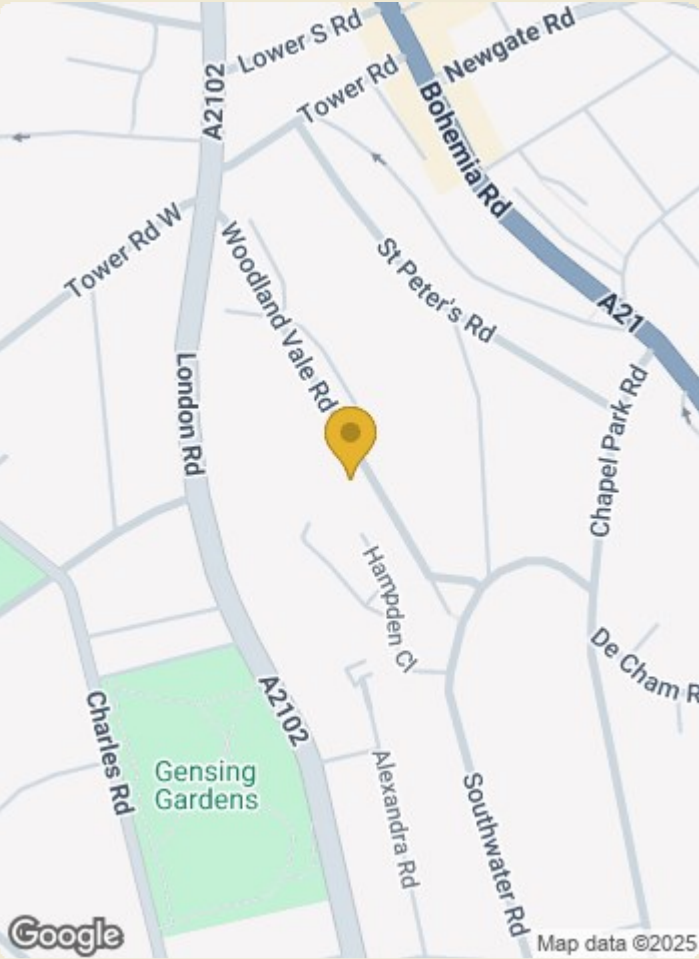
- SIX BEDROOM SEMI-DETACHED HOUSE WITH SOLAR PANELS
- THREE RECEPTION ROOMS OFFERING FLEXIBLE LAYOUT
- LARGE REAR GARDEN WITH PLENTY OF POTENTIAL
- REQUIRES MODERNISATION, OFFERING SCOPE TO IMPROVE
- EPC C
- OVER 2,600 SQUARE FEET OF INTERNAL SPACE
- PERIOD FEATURES AND HIGH CEILINGS THROUGHOUT
- OFF-STREET PARKING AND GARAGE INCLUDED
- WELL-LOCATED FOR LOCAL SHOPS, TRANSPORT AND AMENITIES
- COUNCIL TAX E

# Woodland Vale Rd

Approximate Gross Internal Floor Area  
2633 sq. ft / 244.61 sq. m



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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) <b>A</b>			(92 plus) <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		
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.



