



Silverhill Avenue
St. Leonards-On-Sea, TN37 7HG

£675,000 Freehold

Wyatt
Hughes
Residential Sales

Silverhill Avenue, St. Leonards-On-Sea, TN37 7HG

CHAIN FREE – A Rare and Exceptional Home in a Highly Desirable Setting

Wyatt Hughes are delighted to bring to market this truly unique three/four bedroom detached residence, positioned within one of the area's most sought-after and private locations. Immaculately maintained throughout, this home combines generous proportions, versatile living space and outstanding seclusion – a rare opportunity for buyers looking for something very special.

The property sits proudly behind a substantial driveway providing ample off-road parking, with landscaped gardens that surround the house and create a tranquil sense of privacy. Families will be particularly drawn to the secluded garden, which features a bespoke, industry-standard treehouse and slide – an inspired addition offering both fun and security in a private setting.

Inside, the accommodation flows beautifully. A spacious main bedroom complete with en suite provides an elegant principal suite, while three further reception rooms cater perfectly for relaxed family living as well as more formal entertaining. The kitchen is modern, well-appointed and designed with both practicality and sociability in mind. A stylish ground floor bathroom further enhances the family-friendly layout.

A versatile loft room adds further potential – whether utilised as a fourth bedroom, home office or creative studio. Of particular note is the substantial 50sqm garage: an exceptionally rare feature offering space for multiple vehicles, workshop use or even future conversion (subject to consent).

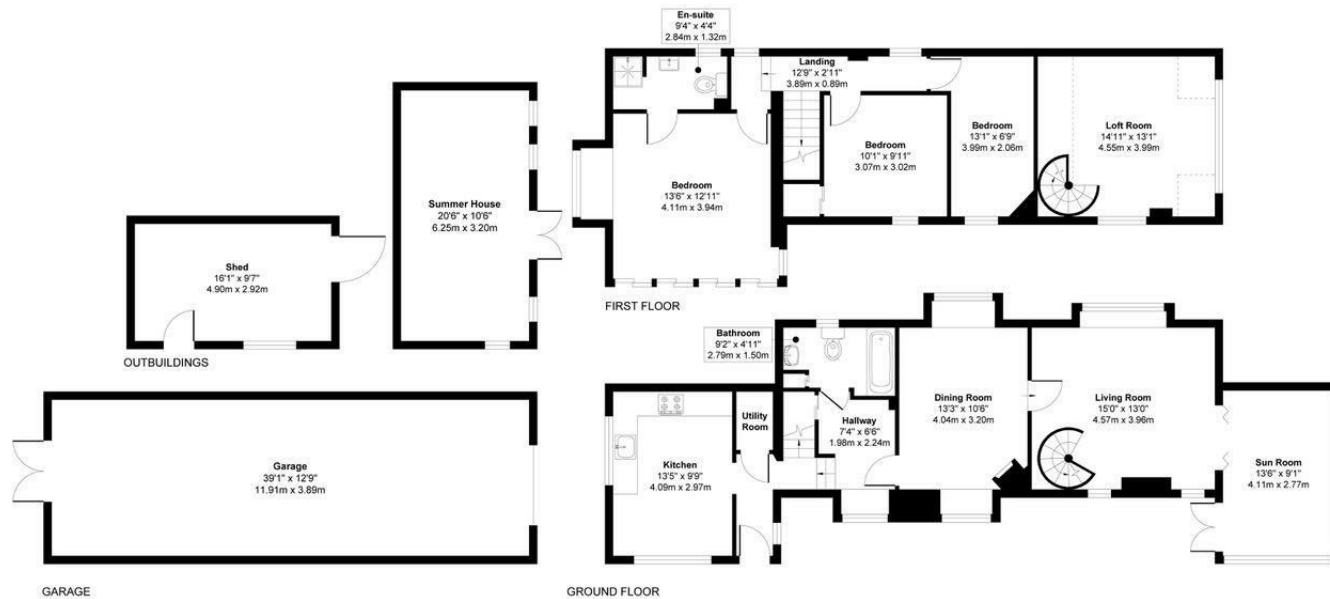
Properties of this calibre and location seldom become available, and we strongly recommend early viewing to appreciate fully all that this remarkable home has to offer.

- CHAIN FREE DETACHED HOME
- SUBSTANTIAL 50SQM GARAGE
- GENEROUS DRIVEWAY & EXCEPTIONAL PRIVACY WITH POTENTIAL FOR DEVELOPMENT
- EPC D
- THREE RECEPTION ROOMS
- THREE/FOUR BEDROOMS WITH EN SUITE TO MASTER BEDROOM
- LANDSCAPED GARDENS WITH BESPOKE TREEHOUSE & SLIDE
- COUNCIL TAX E
- VERSATILE LOFT ROOM WITH POTENTIAL
- POPULAR AND SOUGHT-AFTER LOCATION AND OFFERED CHAIN FREE

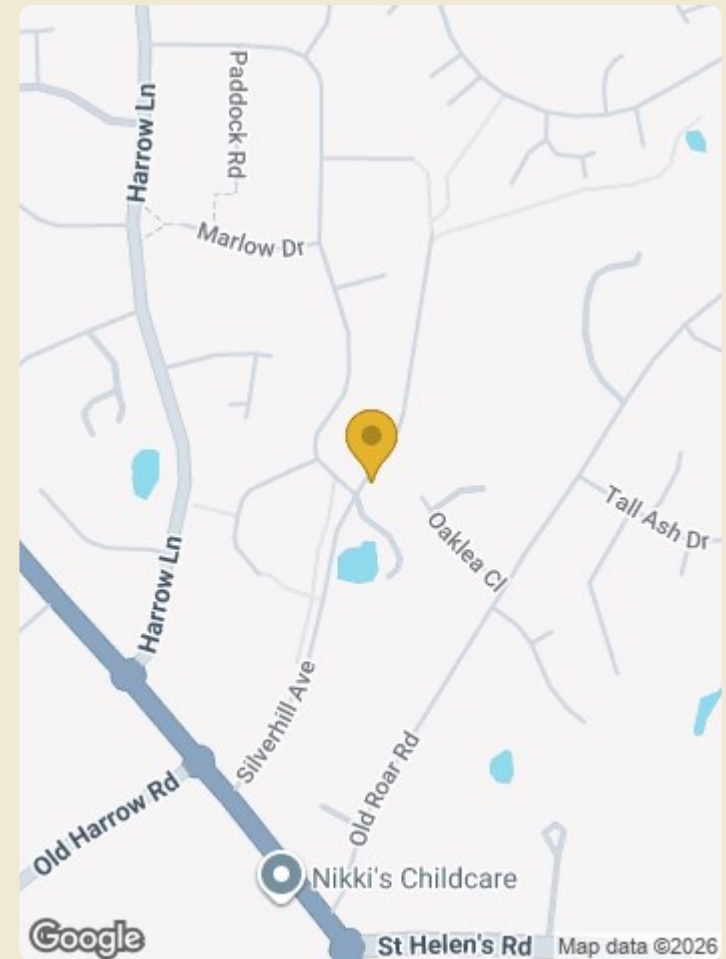


Oaklea Rest

Approximate Gross Internal Floor Area
2412 sq. ft / 224.08 sq. m



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(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		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.

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