



Wesley Salmon Close, St. Leonards-on-sea,  
TN38

Guide Price £450,000

4 2 1







Chain free - redecorated four-bedroom home offers spacious living across two floors. Highlights include an en-suite main bedroom, modern family bathroom, feature fireplace, well-equipped kitchen, dining room with patio access, driveway, double garage, and AstroTurf garden.



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# Key Features

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- Fully redecorated throughout
- Main bedroom with fitted units, sliding doors, and a modern en-suite featuring a walk-in shower
- Three additional well-proportioned bedrooms with double-glazed windows and radiators
- Modern family bathroom with a walk-in shower, bath, vanity unit, and towel radiator
- Feature fireplace in the living room with marble-effect inset and wooden mantel
- Well-appointed kitchen with tiled flooring, a range of green cabinets, range cooker, integrated dishwasher, and dining space overlooking the garden
- Separate dining room with sliding doors opening onto the patio
- Ground-floor cloakroom with WC, sink, radiator, and laminate flooring
- Utility room with plumbing for washing machine, stainless steel sink, and boiler housing
- Private rear garden with AstroTurf, driveway for two cars, and double-length garage





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Chain free - redecorated four-bedroom home offers spacious living across two floors. Highlights include an en-suite main bedroom, modern family bathroom, feature fireplace, well-equipped kitchen, dining room with patio access, driveway, double garage, and AstroTurf garden. Guide price of £450,000 - £460,000

The entrance hallway is bright and welcoming. The ground floor comprises a spacious living room featuring a marble-effect inset fireplace with a wooden mantel, creating a stylish focal point. Adjacent is the dining room, complete with sliding doors that open onto the patio, allowing for a seamless transition between indoor and outdoor living.

The kitchen is thoughtfully designed with a tiled floor, a range of green cabinets, and integrated appliances, including a range cooker and dishwasher. A window overlooks the garden, and there is ample space for a dining table. An understairs storage area and a separate utility room provide additional practicality, with plumbing for a washing machine, a stainless steel sink, and access to the outside. The ground floor also includes a cloakroom with a WC and sink, finished with wood-effect laminate flooring.

Upstairs, the main bedroom features newly fitted units with sliding doors, a double-glazed window, and a radiator. The en-suite is modern and includes a walk-in shower, vanity unit, WC, extractor fan, and part-tiled walls. Bedroom two benefits from a double-glazed window, fitted blinds, and a radiator, while bedrooms three and four offer rear-facing views, double-glazed windows, and radiators. The landing provides additional storage space, including a cupboard housing the water tank.

The family bathroom has been updated with a walk-in shower, a bath, a vanity unit with a sink, and a towel radiator, all finished with laminate flooring and part-tiled walls.

Externally, the property includes a driveway for two cars and a double-length garage for secure parking or storage. The rear garden is designed for low maintenance, laid with AstroTurf and ideal for outdoor activities or relaxing on the patio.

Additionally, the property previously had planning permission granted in May 2018 for a single-storey rear kitchen extension and the conversion of the garage into living accommodation. Although this permission has now lapsed, it presents a fantastic opportunity for potential buyers to explore similar options, subject to necessary approvals.

Council Tax Band E









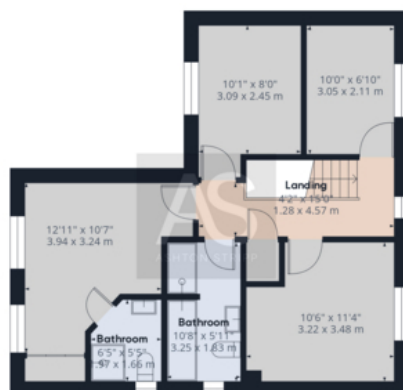


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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1459.8 ft<sup>2</sup>  
 135.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Tenure Type:** Freehold  
**Council Tax Band:**  
**Council Authority:**