



Sedlescombe Gardens
St. Leonards-On-Sea, TN38 0TD

£270,000 Freehold

Wyatt
Hughes

SEDLSCOMBE GARDENS, ST. LEONARDS-ON-SEA, TN38 0TD

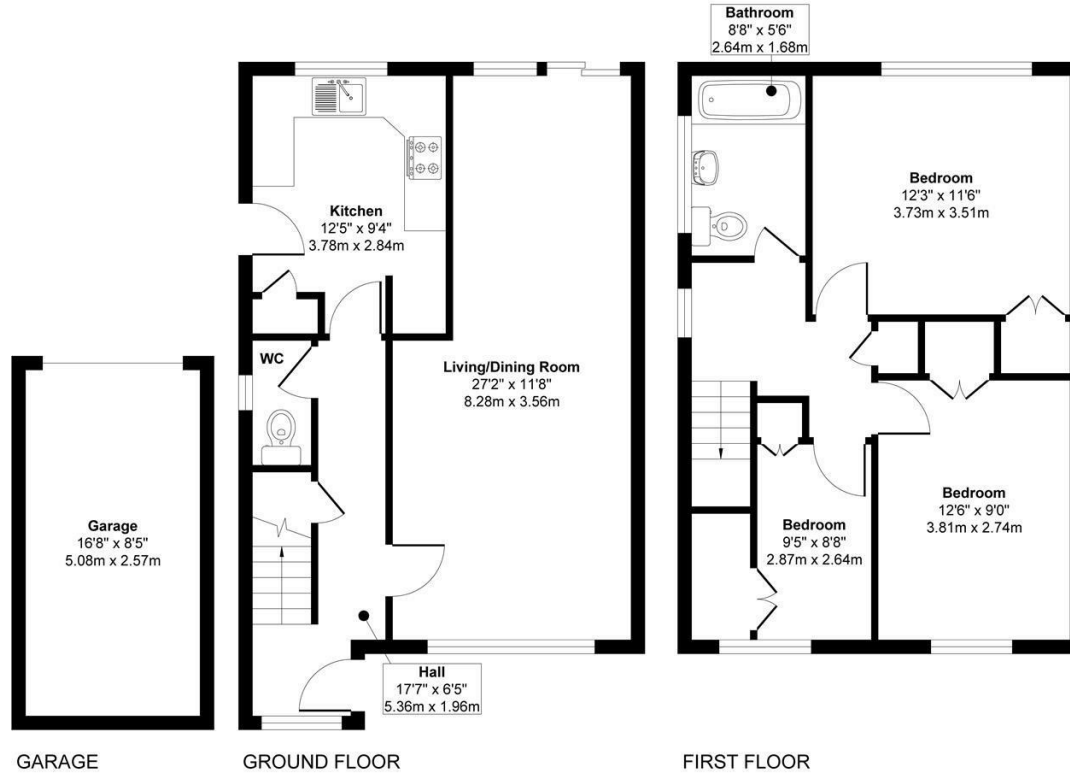
£270,000 £270,000 FREEHOLD



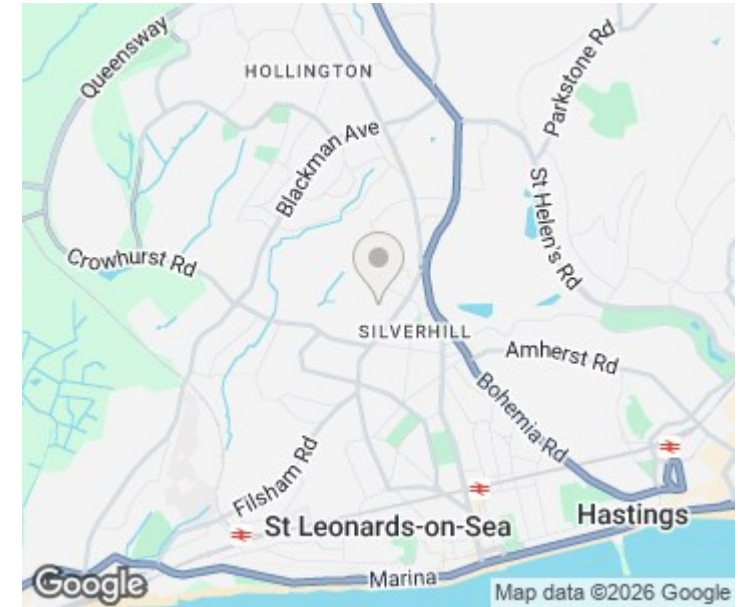
• TAX BAND C • EPC RATING C • 1149 SQ FT • NO ONWARD CHAIN • THREE BEDROOM SEMI DETACHED HOUSE • NEWLY RE DECORATED • GARAGE EN BLOC • POPULAR RESIDENTIAL AREA

Sedlescombe Gardens

Approximate Gross Internal Floor Area
1149 sq. ft / 106.74 sq. m



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Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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	

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.

Wyatt Hughes

