



**Wingate Close  
St Leonards-On-Sea, TN38 0SD**

**Offers in excess of £350,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Wingate Close, St Leonards-On-Sea, TN38 0SD

Nestled in the charming Wingate Close, St. Leonards-On-Sea, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and classic regency style. The property is situated in a desirable and tranquil cul-de-sac, making it an ideal retreat for families or those seeking a peaceful environment.

Upon entering, you are welcomed by two spacious reception rooms that provide ample space for relaxation and entertaining. The modern kitchen diner is a standout feature, designed to cater to both culinary enthusiasts and casual diners alike. It boasts contemporary fittings that enhance the overall aesthetic and functionality of the home.

The property comprises three well-proportioned bedrooms, ensuring comfort and privacy for all family members. Additionally, there are two bathrooms, including a convenient ground floor WC, which adds to the practicality of the layout.

Outside, the private garden offers a serene space for outdoor activities, gardening, or simply enjoying the fresh air. The property also benefits from a garage and a driveway, providing ample parking and storage solutions.

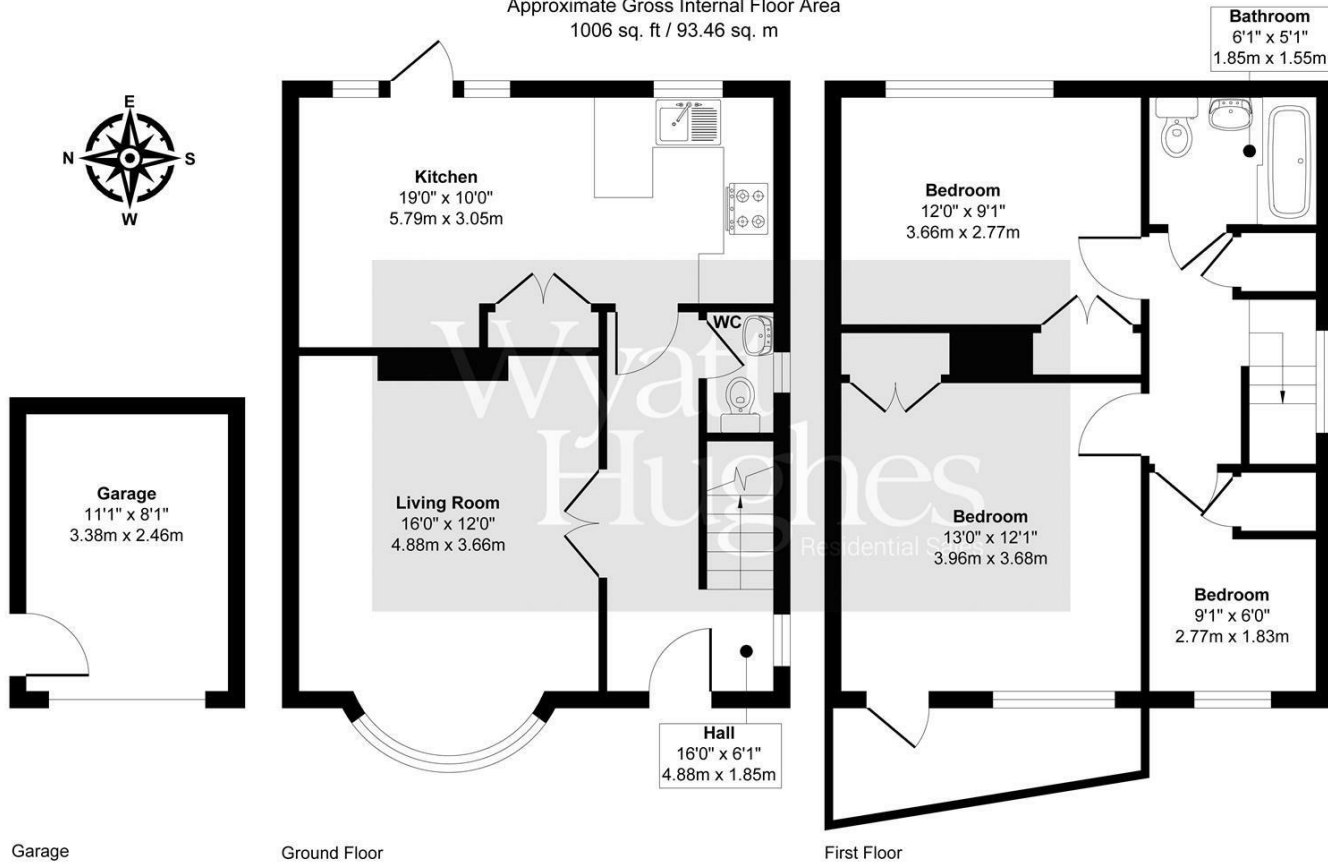
In excellent condition throughout, this home is ready for you to move in and make it your own. With its modern amenities and charming character, this semi-detached house in Wingate Close is a rare find and not to be missed.

- Tax Band D
- Vendors suited
- Desirable quiet residential close
- Three bedrooms
- Private garden
- EPC rating D
- Well presented throughout
- Garage and off road parking
- Semi detached regency style house

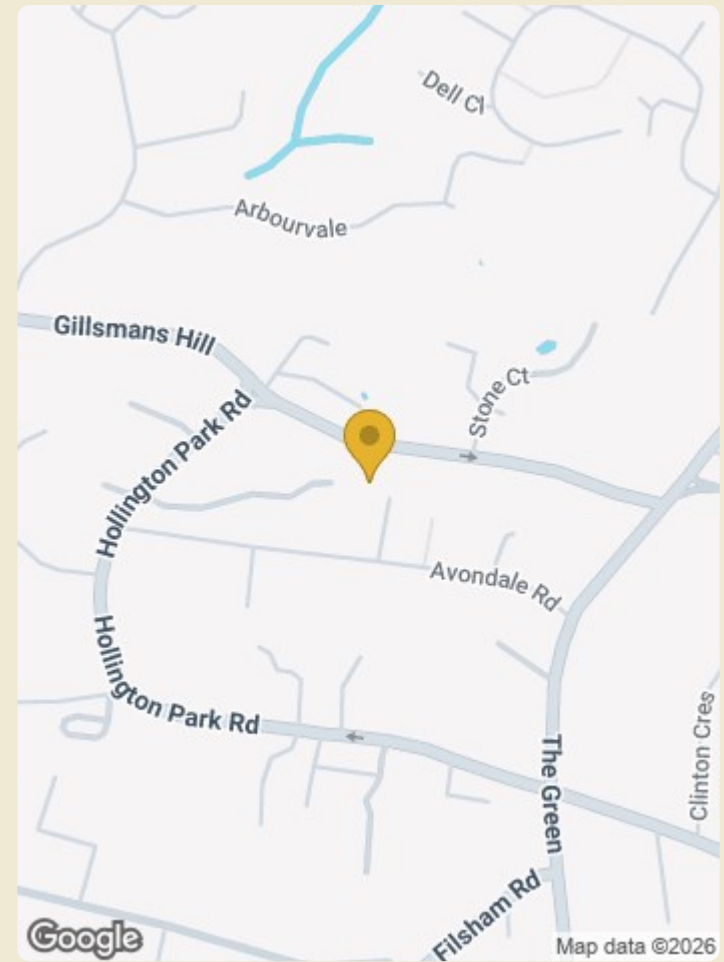


# Wingate Close

Approximate Gross Internal Floor Area  
1006 sq. ft / 93.46 sq. m



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>
		<b>65</b>	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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