



Monarch Gardens
St. Leonards-On-Sea, East Sussex TN37 7EW
£370,000 Freehold

**Wyatt
Hughes**
Residential Sales

Monarch Gardens, St. Leonards-On-Sea, East Sussex TN37 7EW

Set within the sought-after Monarch Gardens close in St. Leonards-On-Sea, this well-maintained three-bedroom home offers generous, flexible accommodation with a woodland backdrop that sets it apart from the norm.

Originally built as a four-bedroom property, the upper floor has been intelligently reconfigured to deliver larger, more practical bedroom spaces, a real benefit for families or anyone who values room to breathe. Two ensuite bath/shower rooms serve the bedrooms, while a dedicated study provides a quiet space to work or unwind away from the main living areas.

The ground floor flows well, with a bright living room, separate dining room, and a functional kitchen all contributing to a home that works as well day-to-day as it does when entertaining. Natural light is a consistent feature throughout.

Outside, the private rear garden is a genuine highlight. A decking and patio area creates an inviting space for outdoor living, with mature woodland directly beyond the boundary providing both privacy and a remarkably peaceful setting. Off-road parking and a garage complete the picture practically.

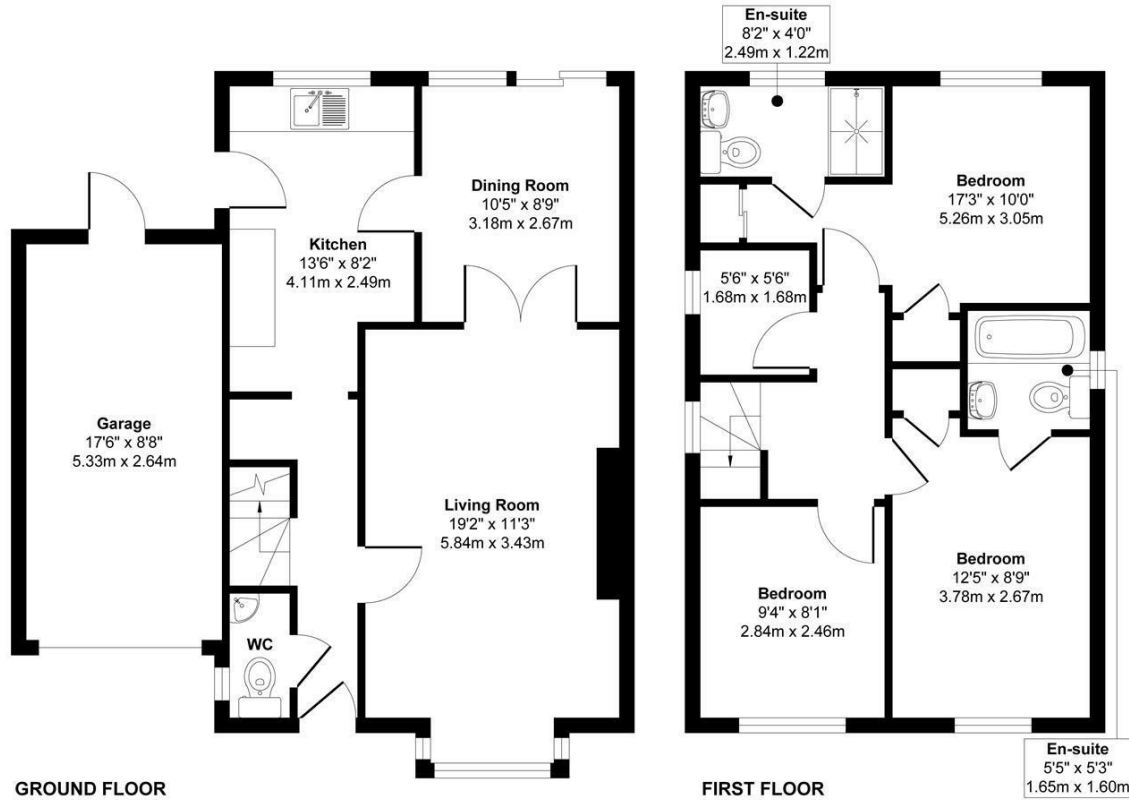
Now approximately 25 years old, the property has been kept in good order and presents well throughout. For buyers looking for a ready-to-enjoy home in a quiet residential setting, this is well worth an early viewing.

- TAX BAND D
- EPC RATING C
- DETACHED THREE BEDROOM HOUSE
- STUDY
- TWO ENSUITE BATH/SHOWER ROOMS & WC
- GF WC
- PRIVATE REAR GARDENS BACKING ONTO WOODLAND
- GARAGE AND DRIVEWAY
- QUIET RESIDENTIAL CLOSE
- 1131 SQ FT

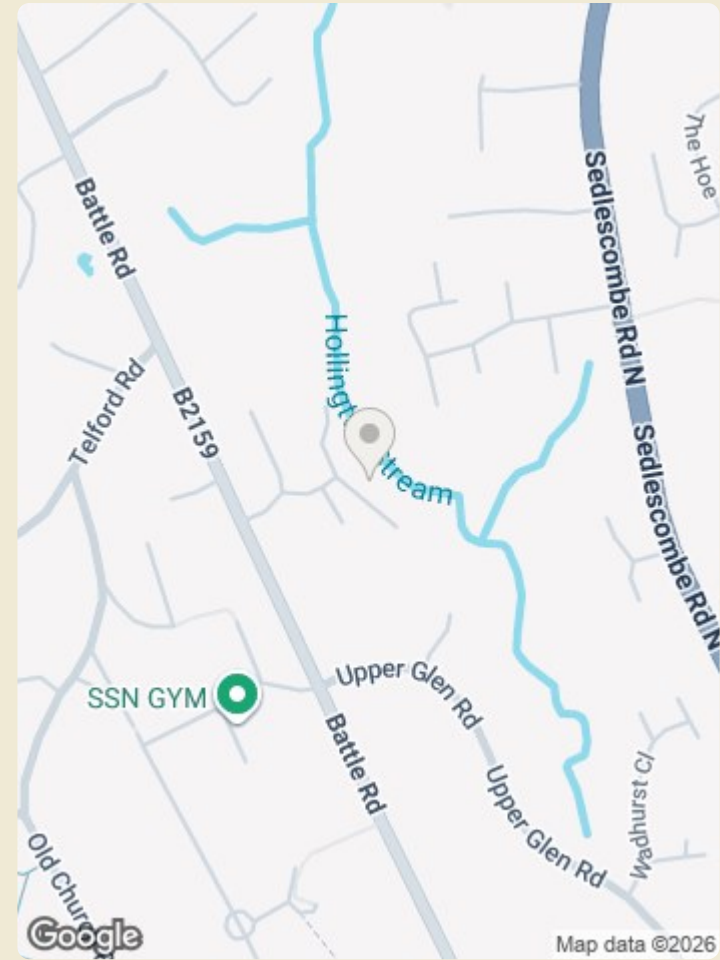


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Approximate Gross Internal Floor Area
1131 sq. ft / 105.07 sq. m



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(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	83	England & Wales
		73	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.

