



Gillsmans Park
St Leonards-On-Sea, TN38 0SW

£625,000 Freehold

**Wyatt
Hughes**
Residential Sales

Gillsmans Park, St Leonards-On-Sea, TN38 0SW

Looking for a five/six-bedroom detached in a quiet part of St Leonards with space, flexibility and a mature landscaped garden? This well-kept property in Gillmans Park comes with two driveways, a garage, and generous living areas that work for both family life and home working.

Tucked away in a quiet part of Gillmans Park, this five/six-bedroom detached house has a lot to offer across two generous floors. The ground floor is set up for both day-to-day living and occasional entertaining, which includes two generous reception rooms – one of which is an extension across the rear, creating a bright and useful space that connects well to the garden. The kitchen is well-placed next to a dedicated utility area, helping keep the main spaces clear and functional. An additional office or bedroom and WC on this floor add a bit more flexibility to how the space can be used.

Upstairs, four/five well proportioned bedrooms surround a central landing, with a smart family bathroom in easy reach. There's a nice balance between room sizes here – the main bedroom with access to the balcony, and other options for guests, work from homes spaces, dressing rooms or a growing family.

Outside, the front offers off-road parking across two driveways, along with an integral garage. The back garden has clearly been cared for – mature trees, a well-shaped lawn, an area of patio with table and chairs and a layout that works well for both relaxed outdoor use and general upkeep.

The house is well presented throughout and sits comfortably in a well-regarded part of St Leonards.

- EPC RATING D
- SIX BEDROOM DETACHED HOUSE IN GILLMANS PARK
- MATURE, LANDSCAPED REAR GARDEN
- SPACIOUS KITCHEN WITH ADJOINING UTILITY ROOM
- POPULAR LOCATION IN ST LEONARDS
- COUNCIL TAX BAND F
- TWO SEPARATE DRIVEWAYS AND INTEGRAL GARAGE
- WELL PRESENTED THROUGHOUT
- FLEXIBLE GROUND FLOOR OFFICE/ BEDROOM SPACE
- MAIN BEDROOM WITH BALCONY

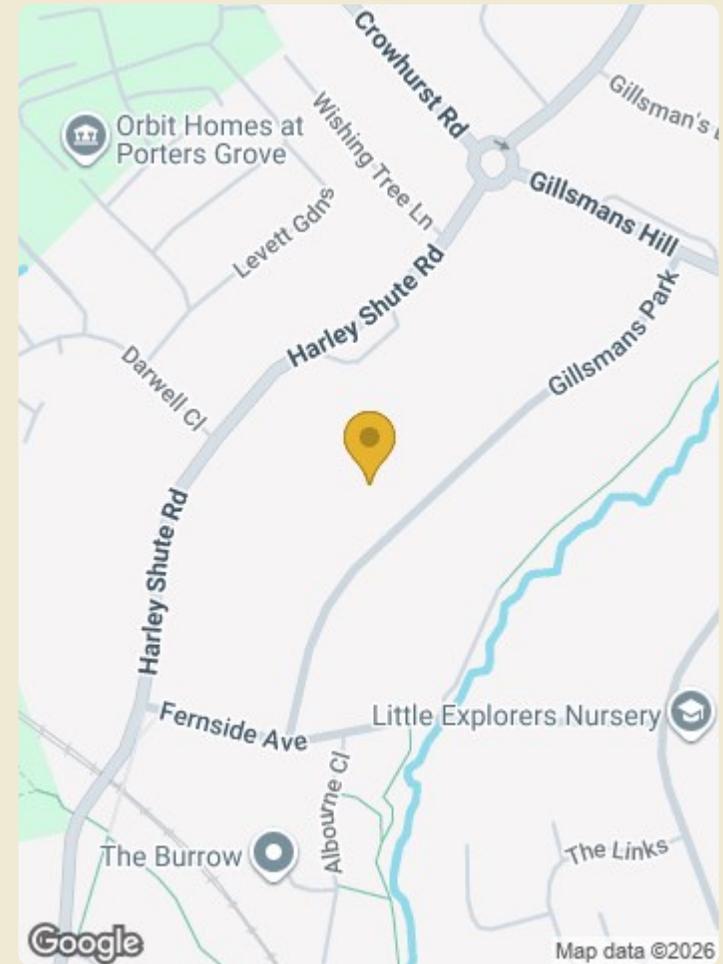


Gillmans Park

Approximate Gross Internal Floor Area
2166 sq. ft / 201.22 sq. m



Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Current	Potential	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		England & Wales		EU Directive 2002/91/EC	
		64	71				

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.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

