



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

**£270,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

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

Welcome to this charming three-bedroom semi-detached house located in the desirable Sedlescombe Gardens, St. Leonards-On-Sea. Recently redecorated, this property offers a fresh and inviting atmosphere, perfect for families or those seeking a comfortable home.

Upon entering, you will find a spacious living and dining room that provides an ideal space for relaxation and entertaining. The well-appointed kitchen is conveniently situated, making meal preparation a delight. The house features three generously sized bedrooms, ensuring ample space for rest and personalisation. The bathroom is equipped with a WC, catering to all your essential needs.

Outside, the small rear garden offers a lovely spot for outdoor enjoyment, whether it be for gardening or simply unwinding in the fresh air. Additionally, the property includes a garage en bloc, providing secure parking and extra storage options.

Situated in a popular residential area, this home benefits from a sense of community while being close to local amenities. With no onward chain, this property is ready for you to move in and make it your own without delay.

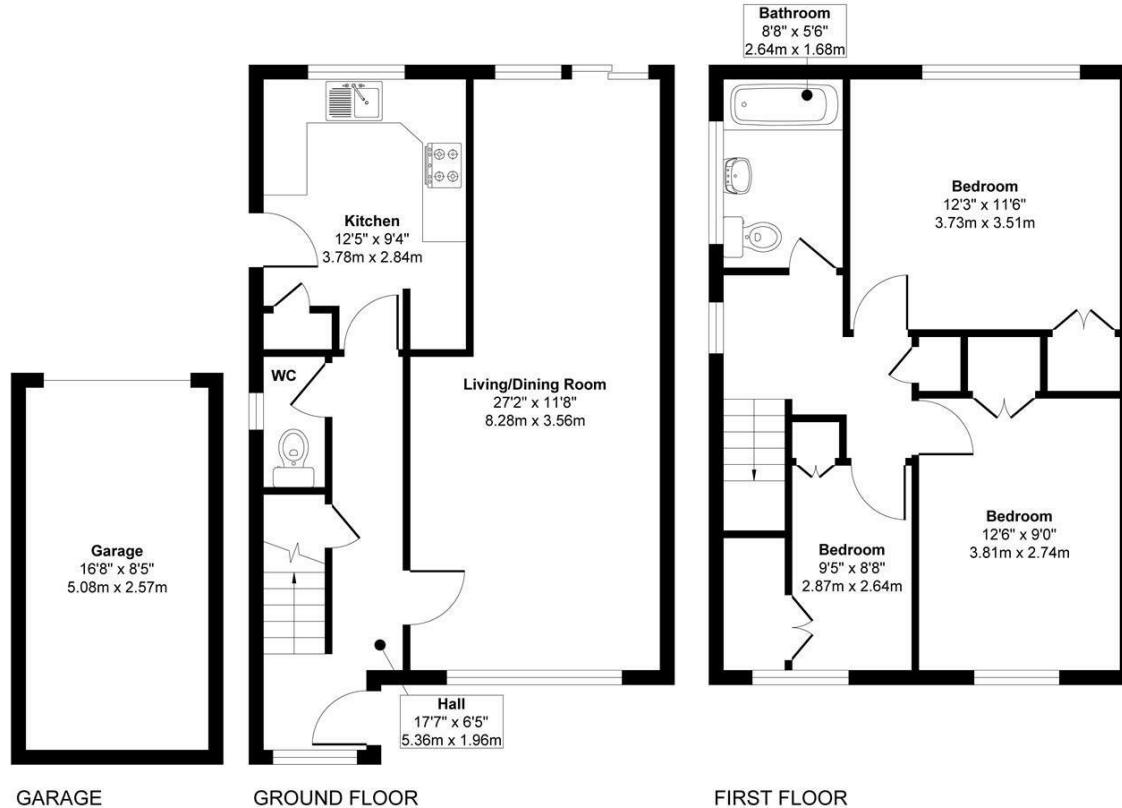
This delightful house is an excellent opportunity for those looking to settle in a welcoming neighbourhood. Do not miss the chance to view this lovely home in St. Leonards-On-Sea.



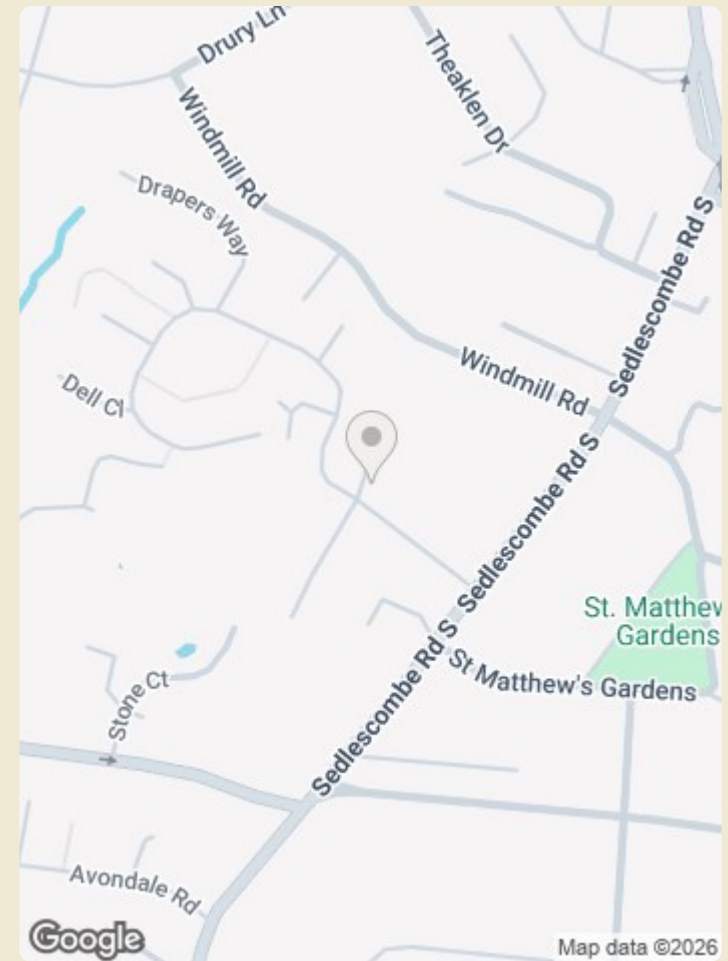
- TAX BAND C
- NO ONWARD CHAIN
- GARAGE EN BLOC
- EPC RATING C
- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL AREA
- 1149 SQ FT
- NEWLY RE DECORATED

# Sedlescombe Gardens

Approximate Gross Internal Floor Area  
1149 sq. ft / 106.74 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	74	79
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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

