



HOME + CASTLE
ESTATE AGENTS

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new
instruction



Wishing Tree Road, St. Leonards-On-Sea, TN38 9LD

CHAIN FREE - 3 Bedrooms, 2 Receptions plus Sun Room

Home + Castle are pleased to advertise this CHAIN FREE, 3 bedroom semi-detached property with spacious sun room, gas central heating and double glazing. Gardens front and rear, communal parking to rear of property along with plenty of on-road to the front. Great location being close to local schools, shops and the Tesco Superstore. The seafront, West St Leonards station and Alexandra Park are all just a short drive.

FOR SALE
FREEHOLD
£279,500

Front of Property

Low level brick wall with gate and pathway leading to entrance porch. Garden laid to lawn with mature shrubs and hedges. Side gate for access to rear of property.

Porch 6'11" x 3'1" (2.11m x 0.94m)

Tiled floor, double glazed windows to front garden. Main door to hallway.

Hallway 17'7" x 2'9" (5.36m x 0.84m)

Wood effect laminate flooring, pendant light, power points, wall-mounted Worcester Gas Boiler under stairs. Stair lift to 1st floor.

Ground Floor WC 5'7" x 2'8" (1.70m x 0.81m)

WC, basin, radiator, ceiling light, cork tiled flooring, double glazed opaque window to porch.

Living Room 14'7" x 11'4" (4.45m x 3.45m)

Spacious living room with double glazed tilt & turn window to front of property. Power points, radiator, pendant light and wood effect laminate flooring.

Dining Room 11'8" x 9'5" (3.56m x 2.87m)

Power points, radiator, pendant light and wood effect laminate flooring. Double glazed sliding door to sun room.

Sun Room 16'7" x 11'2" (5.05m x 3.40m)

Spacious sun room with double glazing and French Doors to East facing rear garden. Tiled floor and power points.

Kitchen 8'7" x 7'10" (2.62m x 2.39m)

Wall cupboards, base units, work top, built-in gas hob with extractor hood, built-in electric oven, stainless steel sink, dish washer and washing machine (both included), power points, radiator and ceiling light. Wood effect, laminate flooring, and double glazed tilt & turn window to sun room.

Stairs from Hallway to 1st Floor

Stair lift. Carpet.

Landing 11' x 3' (3.35m x 0.91m)

Airing cupboard, storage cupboard, book case (included), pendant light, carpet, smoke alarm, hatch to loft and stair lift to ground floor.

Loft

Insulated and partially boarded.

Bedroom 1 14'7" x 10'6" (4.45m x 3.20m)

Built-in wardrobes, power points, ceiling fan, wall light, radiator, wood effect laminate flooring and double glazed tilt & turn window to front of property.

Bedroom 2 11'7" x 10'9" (3.53m x 3.28m)

Built-in wardrobes, power points, ceiling fan light, radiator, wood effect laminate flooring and double glazed tilt & turn window to rear of property.

Bedroom 3 9'2" x 6'9" (2.79m x 2.06m)

Power points, radiator, bunk beds and bookcase (both included), wood effect laminate flooring, pendant light and double glazed tilt & turn window to front of property.

Shower/Bath Room 6'6" x 5'9" (1.98m x 1.75m)

Walk-in shower, WC, basin, wall mirror, radiator, ceiling light, tiled floor and opaque high level double glazed window to rear of property.

Rear of Property

Rear garden mainly laid to lawn with seating area/possible off-road parking spot, mature trees, shrubs, plants and border to side. Gate offering access to communal parking at rear plus side gate to front of property.

Additional Information

Energy Performance Rating - C

Council Tax Band - B

Council Tax - £2,081.78 p.a.

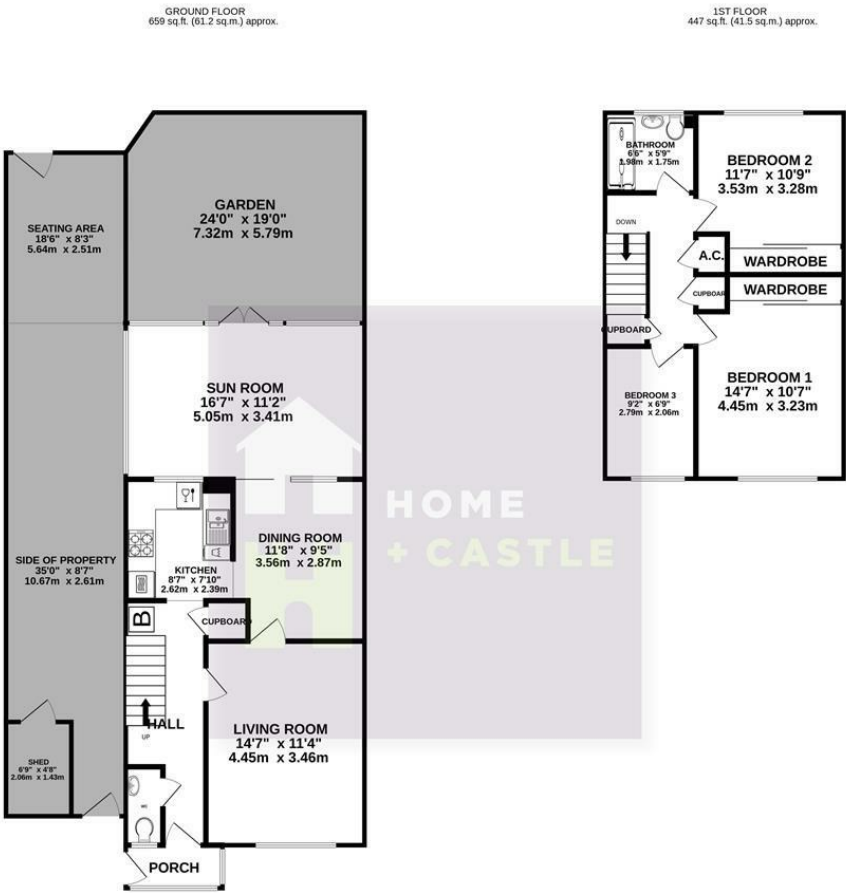
Communal Parking to rear of property.

On-road Parking available to front of property.

Dimensions

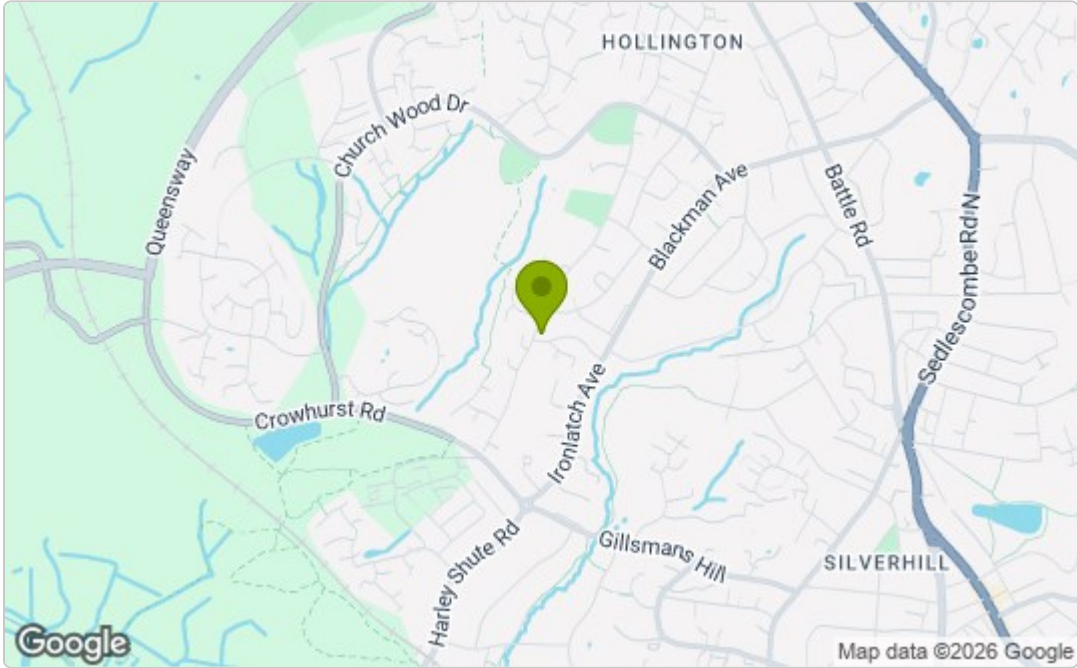
Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Floor Plan



3 BEDROOM SEMI-DETACHED WITH SUN ROOM
TOTAL FLOOR AREA: 1106 sq.ft. (102.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

