



Wood View
St. Leonards-On-Sea, TN37 7FL
Offers in excess of £600,000 Freehold

**Wyatt
Hughes**
Residential Sales

Wood View, St. Leonards-On-Sea, TN37 7FL

An exceptional four-bedroom detached family home, tucked away within an exclusive gated setting of just three properties, offering a rare blend of privacy, space and modern living.

This beautifully presented home has been thoughtfully designed for contemporary lifestyles, with a standout open-plan kitchen, dining and family space forming the heart of the property. Flooded with natural light, this impressive area flows seamlessly out to the rear garden, creating the perfect environment for both everyday living and entertaining.

The accommodation offers generous proportions throughout. With four well-sized bedrooms, three of which benefit from their own en-suite shower rooms, providing a level of comfort and convenience ideal for families or guests alike. A stylish family bathroom serves the remaining bedroom.

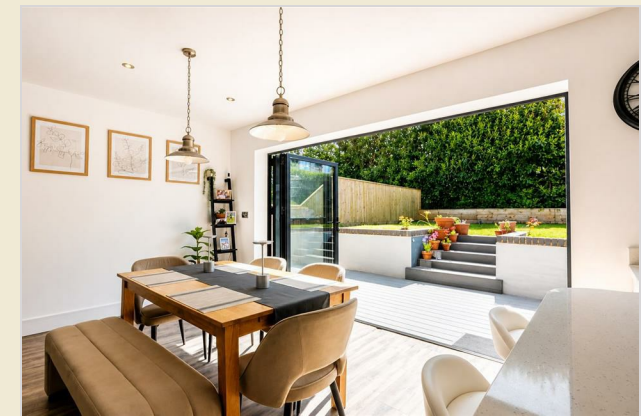
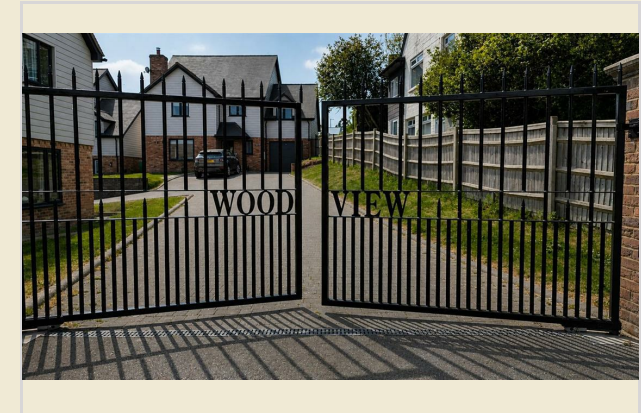
An additional feature is the loft room, offering a versatile space that has potential to be converted subject to relevant planning.

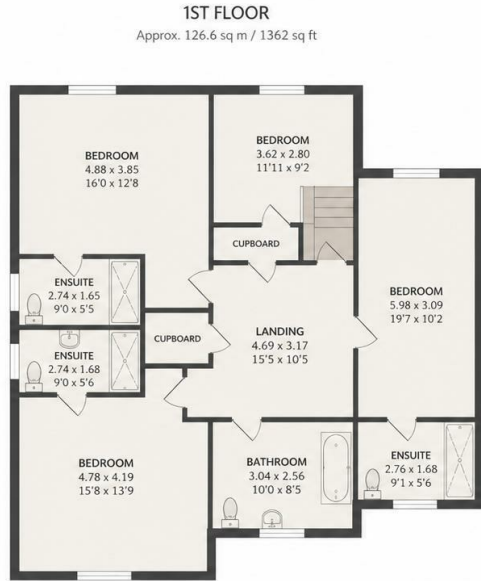
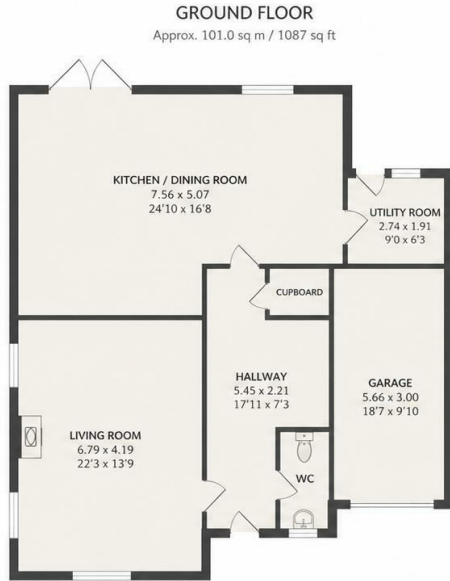
Externally, the property continues to impress with a private rear garden, off-road parking, and an integral garage. The gated entrance enhances the sense of exclusivity and security, making this an ideal long-term family home.

Further benefits include the addition of solar panels, improving the home's energy efficiency and running costs.

Located within a desirable area of St. Leonards, Woods View offers a peaceful residential setting while remaining within easy reach of local amenities, schools, and transport links.

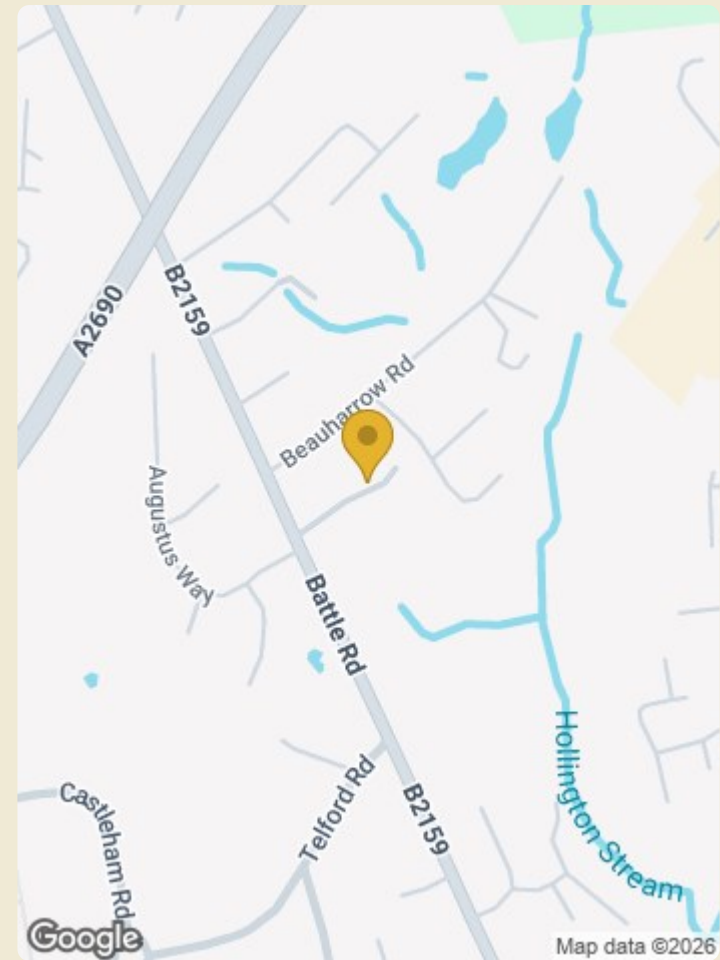
- EPC B
- FOUR BEDROOM DETACHED FAMILY HOME
- OPEN-PLAN KITCHEN / DINING / FAMILY ROOM
- INTEGRAL GARAGE & OFF-ROAD PARKING
- PRIVATE REAR GARDEN
- COUNCIL TAX F
- EXCLUSIVE GATED DEVELOPMENT (ONLY THREE PROPERTIES)
- THREE EN-SUITE SHOWER ROOMS
- SOLAR PANELS FOR IMPROVED ENERGY EFFICIENCY
- VERSATILE LOFT ROOM





TOTAL APPROX. FLOOR AREA 265.8 SQ M / 2860 SQ FT

This floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The measurements for 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 layout guidance only and must not be relied upon.
Not to scale. Made with care by Wyatt Hughes.



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	84	84
			England & Wales
			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.

