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**139 Wishing Tree Road, St. Leonards-On-Sea, East Sussex TN38 9LH**  
**Guide Price £300,000 - £325,000 Freehold**

**\*Guide price £300,000 - £325,000\***

**We are pleased to present this extended four-bedroom semi-detached family home, ideally situated in a desirable St Leonards location. The property benefits from a two-storey extension, providing additional living accommodation and enhanced bedroom space. The internal accommodation is arranged to provide an entrance hall, living room, a modern open-plan kitchen/dining/family room, ground floor cloakroom, first floor landing, four well-proportioned bedrooms, and a contemporary shower room. Externally, the property enjoys an enclosed private rear garden with a stone patio adjoining the property, an area of lawn, and a further decked section. Additional benefits include gas-fired central heating and double glazing. The property is conveniently located within reach of local schools and bus routes, and offers easy access to Hastings town centre with its comprehensive range of shopping and leisure facilities, mainline railway station, seafront, and promenade.**





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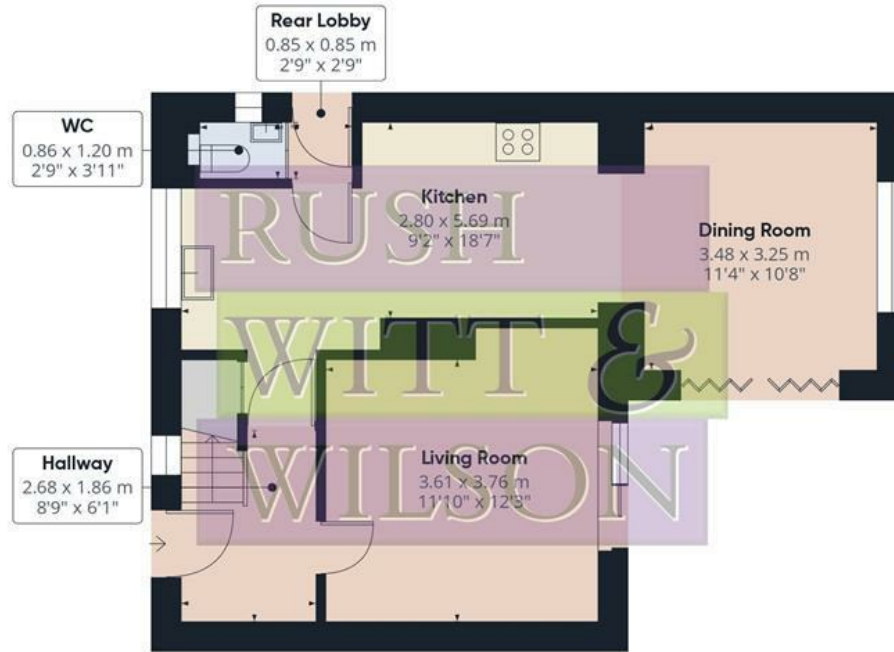


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Floor 0



Floor 1

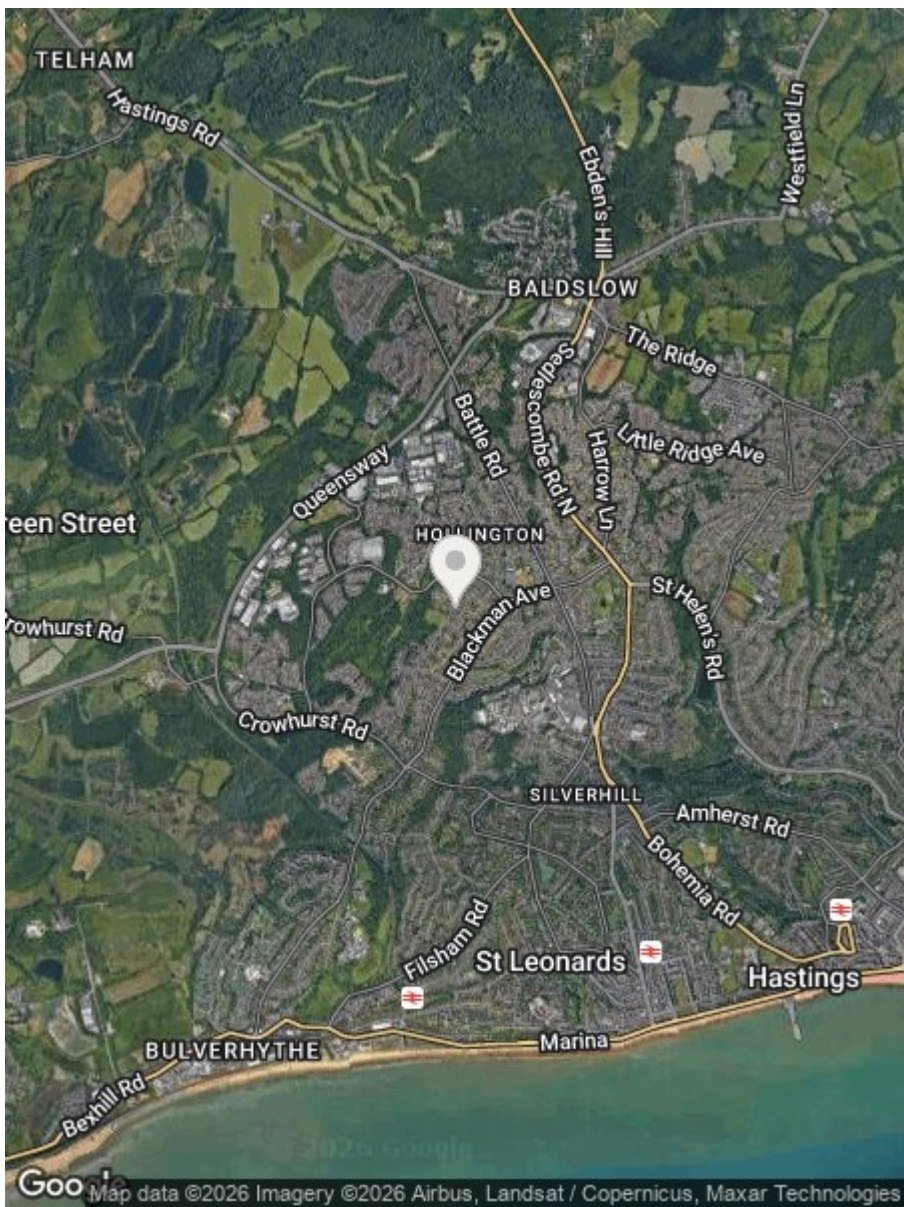
Approximate total area<sup>(1)</sup>


97.5 m<sup>2</sup>


1051 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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