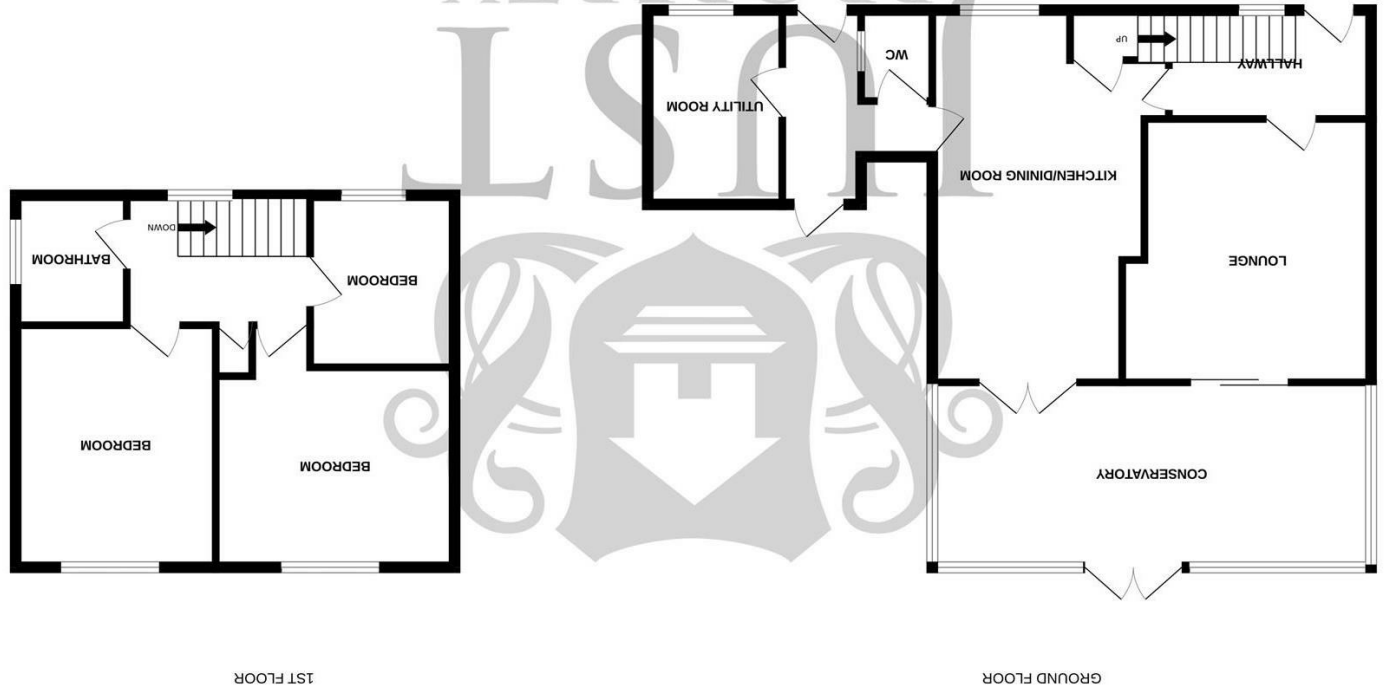


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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. Made with Metropix ©2025

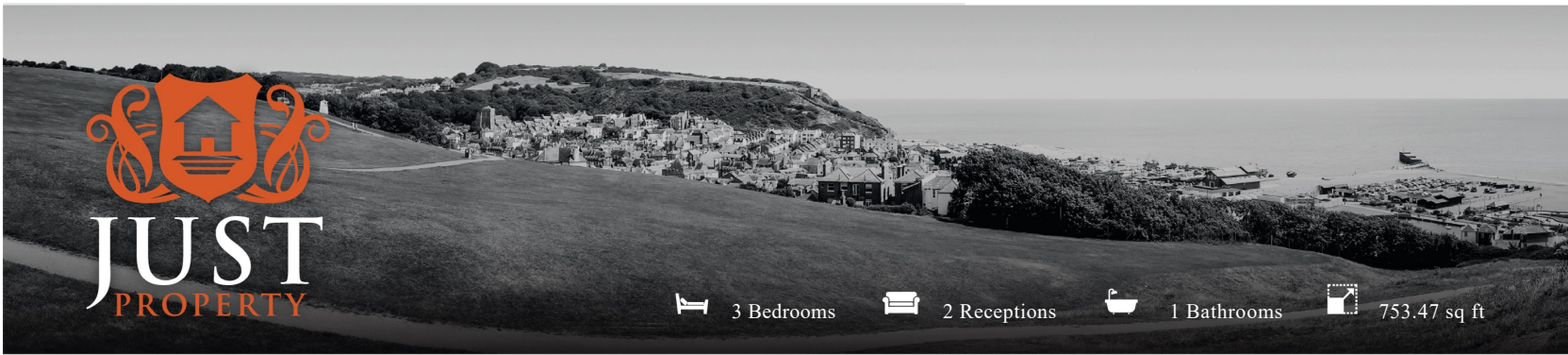
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	68
Potential	75



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

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms   2 Receptions   1 Bathrooms   753.47 sq ft

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

Freehold

# £290,000





## PROPERTY DETAILS

A well-presented and spacious three-bedroom semi-detached home, ideally located in the popular Hollington area of St Leonards.

This attractive property is conveniently positioned close to local schools, supermarkets, and excellent transport links — with easy access to Hastings town centre, the seafront, and the Bexhill link road.

The accommodation offers a generous entrance hallway with useful built-in storage, leading to a bright and open-plan kitchen/dining area which flows beautifully into a rear conservatory, ideal for family living and entertaining. There is also a separate family lounge, a ground floor WC, and a practical lean-to providing side access and additional storage. A standout feature is the brick-built utility room/outbuilding, perfect for laundry or extra storage needs.

Upstairs, the property boasts two spacious double bedrooms, a third single bedroom, and a modern family bathroom.

Outside, the home benefits from a charming front garden and a generously sized enclosed rear garden, featuring a patio area, summer house, and established planting — offering a lovely outdoor space for relaxing or entertaining.

Further benefits include gas-fired central heating and UPVC double glazing throughout.

This is a fantastic opportunity to secure a well-maintained family home in a convenient and sought-after location.

Early viewing is highly recommended. Please contact Just Property to arrange your appointment.

## ROOM DIMENSIONS

Front Door	Bedroom
Hallway	12'9" x 9'0" (3.91 x 2.75)
Kitchen/Dining Room	Bedroom
18'11" x 8'11" (5.78 x 2.74)	9'3" x 8'0" (2.84 x 2.46)
Storage Cupboards x 2	Bedroom
Lounge	13'6" x 9'4" (4.13 x 2.86)
13'6" x 12'4" (4.12 x 3.76)	Bathroom
Conservatory	6'7" x 5'5" (2.03 x 1.67)
22'4" x 9'2" (6.81 x 2.80)	Front Garden
Lean To	Rear Garden
10'1" (3.09)	Summer House
W.C	
Utility Room / Out Building	
10'2" x 6'5" (3.10m x 1.96m)	
Stairs Up To	

## FEATURES

- Three Bedrooms
- Sunny Conservatory
- Spacious Rear Garden with Summer House
- Very Well Presented
- Open Family Environment
- Close To Schools
- Views From Rear
- Gas Central Heating & UPVC Windows
- Useful Utility Room

