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FOR SALE
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39 Wentworth Way, St. Leonards-On-Sea, TN38 0XG
£280,000 Freehold

A beautifully extended two-bedroom semi-detached home, offering off-road parking and situated in a highly sought-after area of West St Leonards. Perfectly positioned within easy reach of well-regarded primary and secondary schools, local shops, and West St Leonards railway station, which provides direct links to London. The accommodation comprises a bright and welcoming dual-aspect living room at the front, while the rear of the property features a modern fitted kitchen and a separate dining room, ideal for entertaining. Upstairs, there are two well-proportioned bedrooms, with the main bedroom enjoying a pleasant front aspect, together with a contemporary shower room. Outside, the rear garden offers a decked seating area perfect for al fresco dining, leading to two tiered levels, while at the front, a private driveway provides convenient off-road parking. This fantastic home would make an ideal first-time purchase and is not to be missed.



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Approximate total area⁽¹⁾

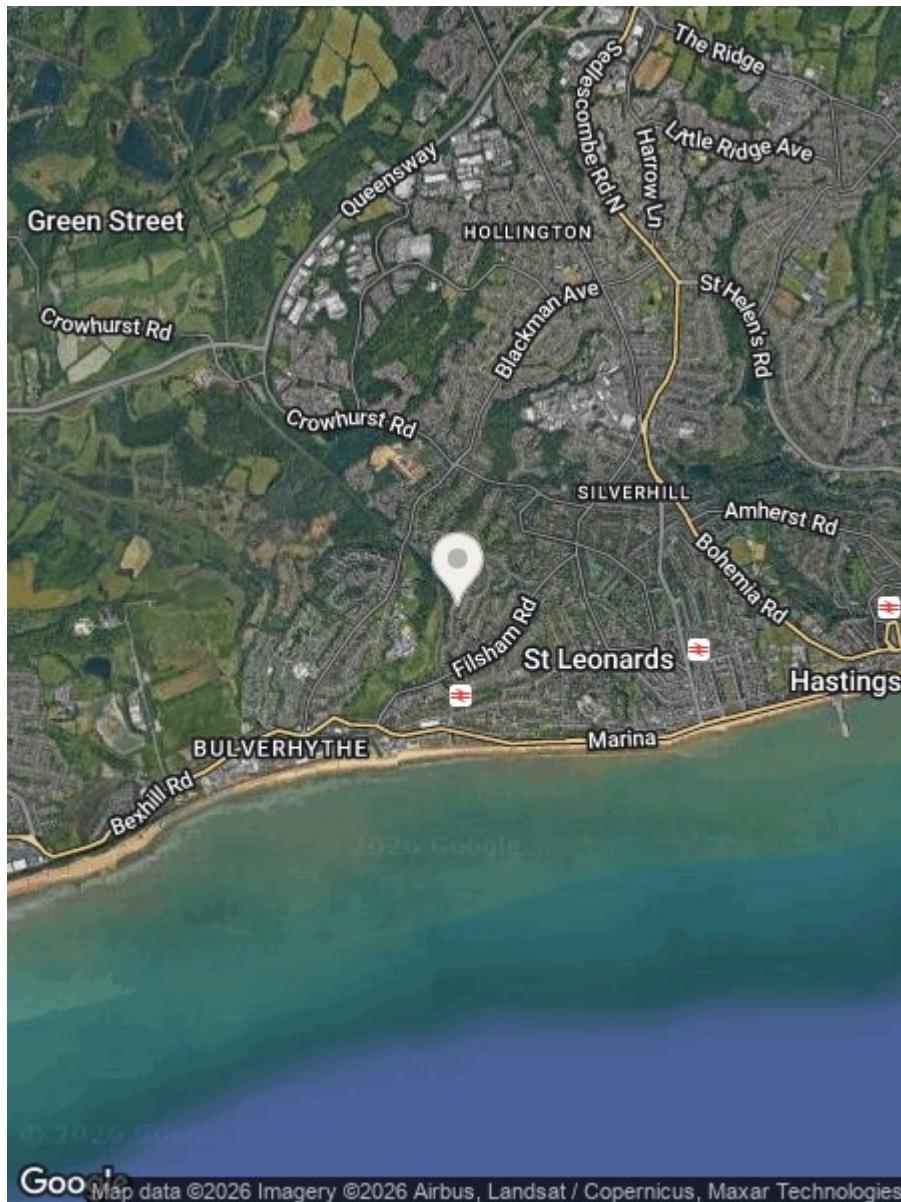
59.8 m²

642 ft²



(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		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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