



Sandwich Drive
St. Leonards-On-Sea, TN38 0XJ
£300,000 Freehold

**Wyatt
Hughes**
Residential Sales

Sandwich Drive, St. Leonards-On-Sea, TN38 0XJ

Welcome to this charming three-bedroom semi-detached house located on Sandwich Drive in the desirable area of St. Leonards-On-Sea. This delightful property offers a comfortable living space of 832 square feet, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a welcoming entrance hallway that leads to two spacious reception rooms. The living room provides a perfect setting for relaxation, while the kitchen dining room is ideal for family meals and entertaining guests. The layout is both practical and inviting, ensuring a warm atmosphere throughout.

The property boasts three well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located, featuring a WC for added comfort.

One of the standout features of this home is the absence of onward chain, allowing for a smooth and efficient purchase process. Additionally, the property benefits from a private driveway, offering off-road parking, and private front and rear gardens, perfect for outdoor activities or simply enjoying the fresh air.

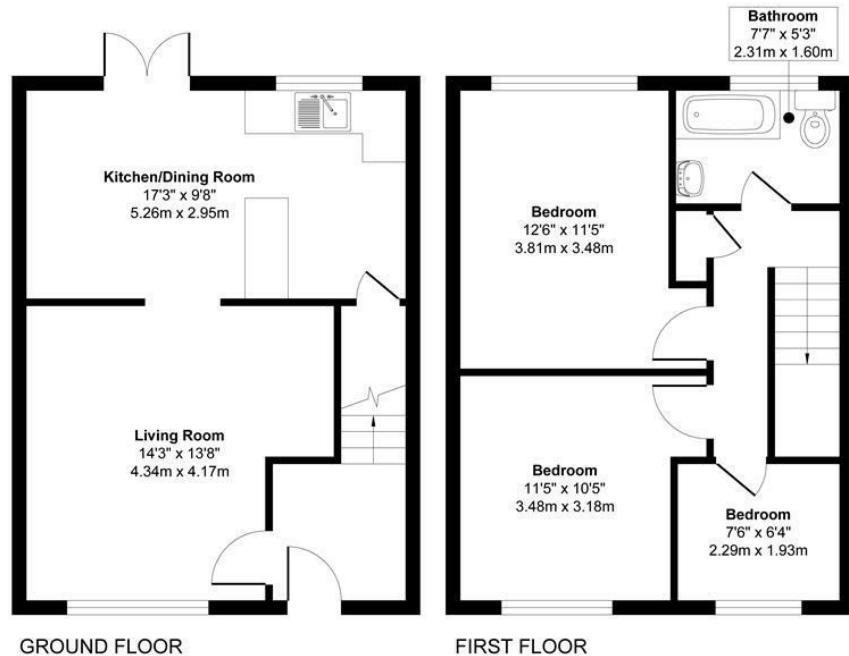
Situated in a popular residential area, this semi-detached house is close to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This property presents a wonderful opportunity to create lasting memories in a lovely home. Do not miss your chance to view this delightful residence.



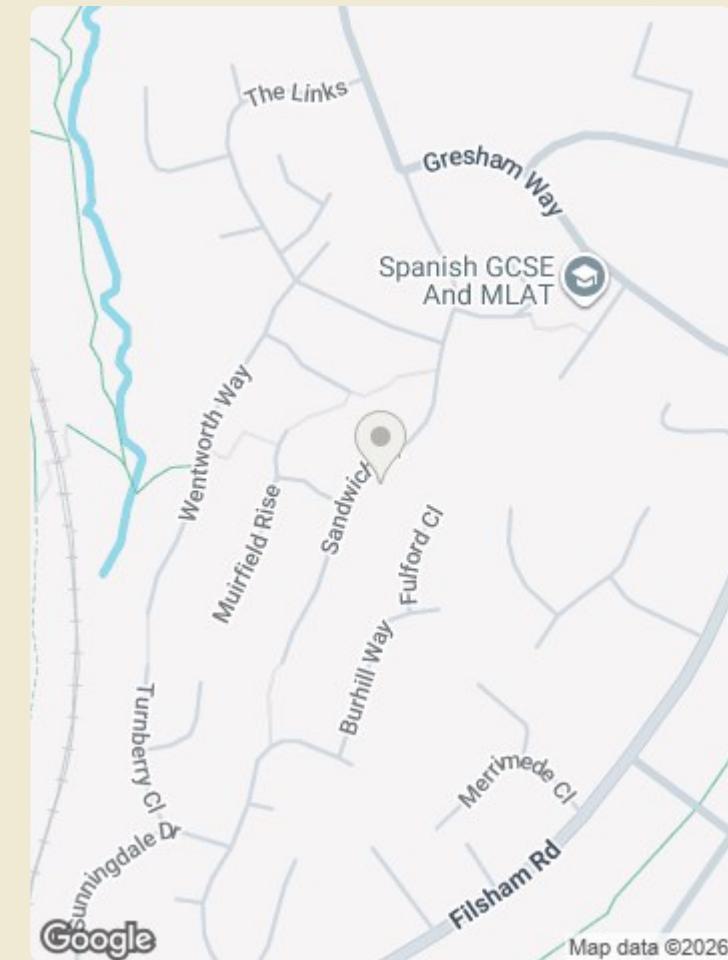
- 832 SQ FT
- EPC RATING D
- THREE BEDROOMS SEMI DETACHED HOUSE
- DRIVEWAY AND PRIVATE GARDENS
- POPULAR RESIDENTIAL AREA
- DOUBLE GLAZING
- TAX BAND C
- NO ONWARD CHAIN
- LIVING ROOM AND KITCHEN/DINING ROOM

Sandwich Drive

Approximate Gross Internal Floor Area
832 sq. ft / 77.29 sq. m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(B1-91)	B		
(B9-80)	C		
(55-48)	D		
(39-34)	E		
(21-18)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		80	61
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(F2 plus)	A		
(B1-91)	B		
(B9-80)	C		
(55-48)	D		
(39-34)	E		
(21-18)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.

