



Boscobel Road North  
St. Leonards-On-Sea, East Sussex TN38 0NZ

£425,000 Freehold

Wyatt  
Hughes  
Residential Sales

## Boscobel Road North, St. Leonards-On-Sea, East Sussex TN38 0NZ

Welcome to this charming detached bungalow located on Boscobel Road North in the picturesque area of St. Leonards-On-Sea. This delightful property boasts a generous living space of 1,337 square feet, making it an ideal home for families or those seeking a peaceful retreat.

As you enter, you are greeted by two well-appointed reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The inviting log burner adds a touch of warmth and character, creating a cosy atmosphere during the colder months. The enclosed sunroom at the front of the property offers a lovely space to relax and enjoy the surrounding views, making it a delightful spot for morning coffee or afternoon reading.

The bungalow features three bedrooms, with the third bedroom conveniently accessed via the second bedroom, providing a unique layout that can be tailored to your needs. The well-presented bathroom ensures comfort and convenience for all residents.

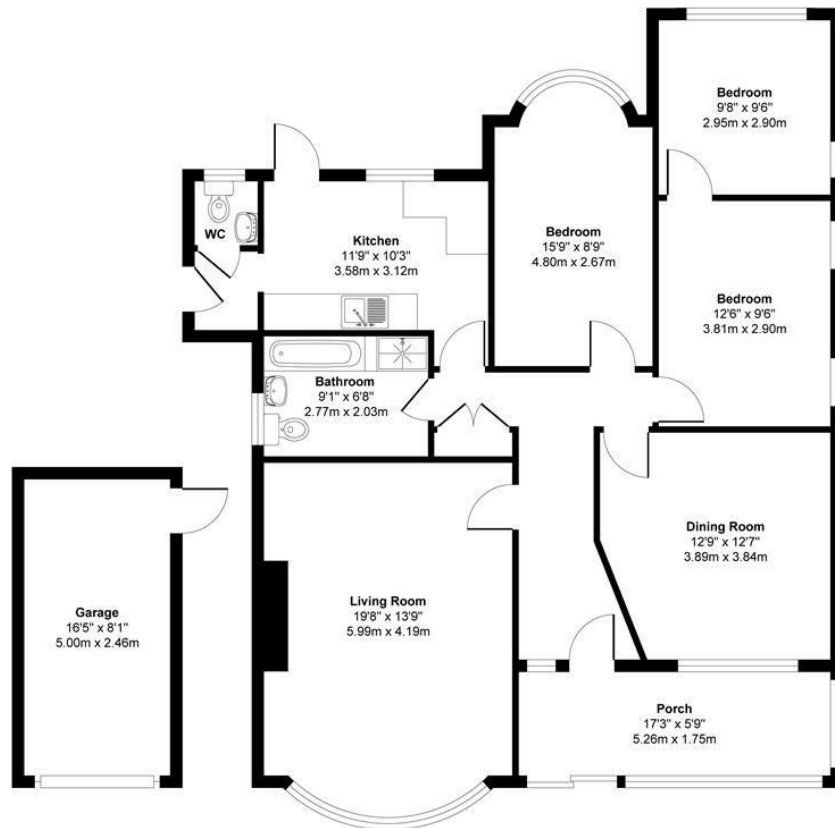
Outside, the property benefits from off-road parking for up to four vehicles, a rare find in this area. The well-maintained garden offers a tranquil space to unwind and enjoy the fresh air, while the surrounding views enhance the overall appeal of this lovely home.

Renovated by the current owners, this bungalow is in excellent condition and ready for you to move in. With its combination of space, comfort, and beautiful surroundings, this property is a must-see for anyone looking to settle in St. Leonards-On-Sea. Don't miss the opportunity to make this charming bungalow your new home.

- COUNCIL TAX D
- TWO-THREE BEDROOMS
- FAR REACHING VIEWS FROM THE FRONT
- 1337 SQ FT
- EPC RATING D
- TWO RECEPTION ROOMS
- PRIVATE GARDENS
- DETACHED BUNGALOW
- DRIVEWAY AND SINGLE GARAGE
- WELL PRESENTED THROUGHOUT



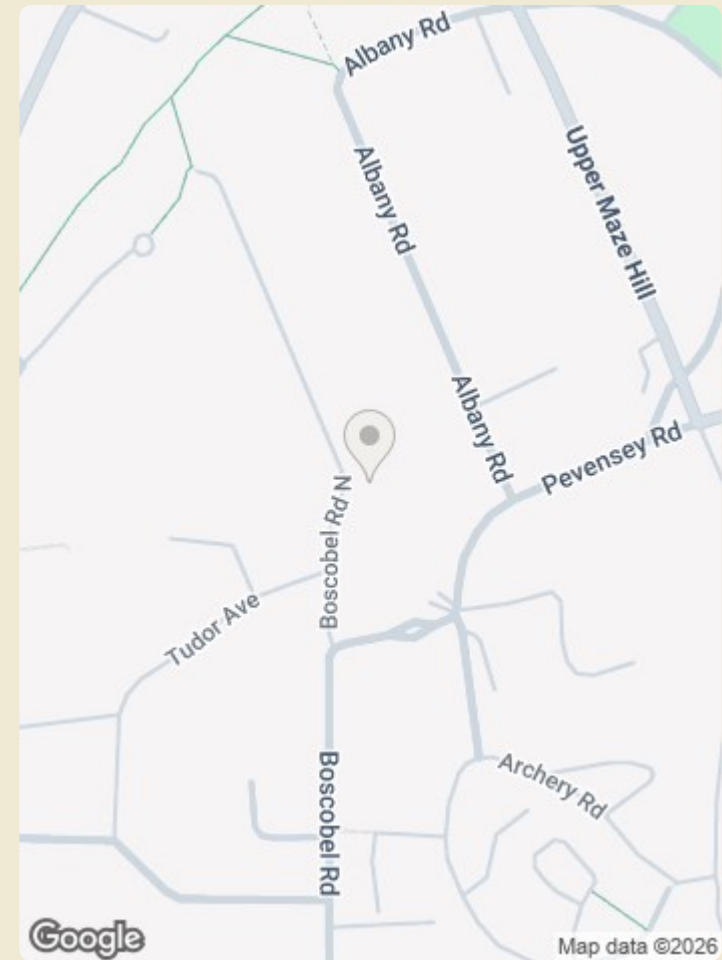
**Boscobel Rd North**  
 Approximate Gross Internal Floor Area  
 1337 sq. ft / 124.21 sq. m



GARAGE

FLOOR PLAN

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>		60	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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.

