



**Caves Road**  
**St Leonards-On-Sea, TN38 0BY**  
**£260,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Caves Road, St Leonards-On-Sea, TN38 0BY

Cosy cottage, just a short walk to the beach. This Caves Road property has an open plan living area, ground floor bedroom with ensuite, and two further bedrooms on the 1st floor, both ensuite. In addition to being close to the beach, there are several amenities close by, including pubs and the shops along Bexhill Road.

Set just one street back from the seafront, this well-kept three-bedroom cottage on Caves Road offers a layout that works for many needs. The ground floor bedroom would suit anyone needing level access or wanting a bit more separation from the rest of the house. The main living area has been opened up to form an open plan kitchen/living room that makes the most of the space available. The kitchen itself is smart and tidy, with modern and efficient fittings, and a door for rear access.

Upstairs, there are two further bedrooms, one with ensuite shower and the other a bathroom. Both bedrooms are in good condition and ready to move into, with neutral tones. There is a hatch off the small landing to the roof space above. The house has been well looked after, with clean finishes and a simple, straightforward style throughout.

This part of St Leonards has plenty to offer, with the beach just a short walk away and local shops, cafés and transport links all close by. It's a spot that manages to feel tucked away without being out of reach. This cottage works as a main home, a weekend base, or for the investor.



- EPC D
- CHAIN FREE
- GROUND FLOOR BEDROOM WITH ENSUITE
- ENSUITES TO EVERY BEDROOM
- SHORT WALK TO THE SEAFRONT

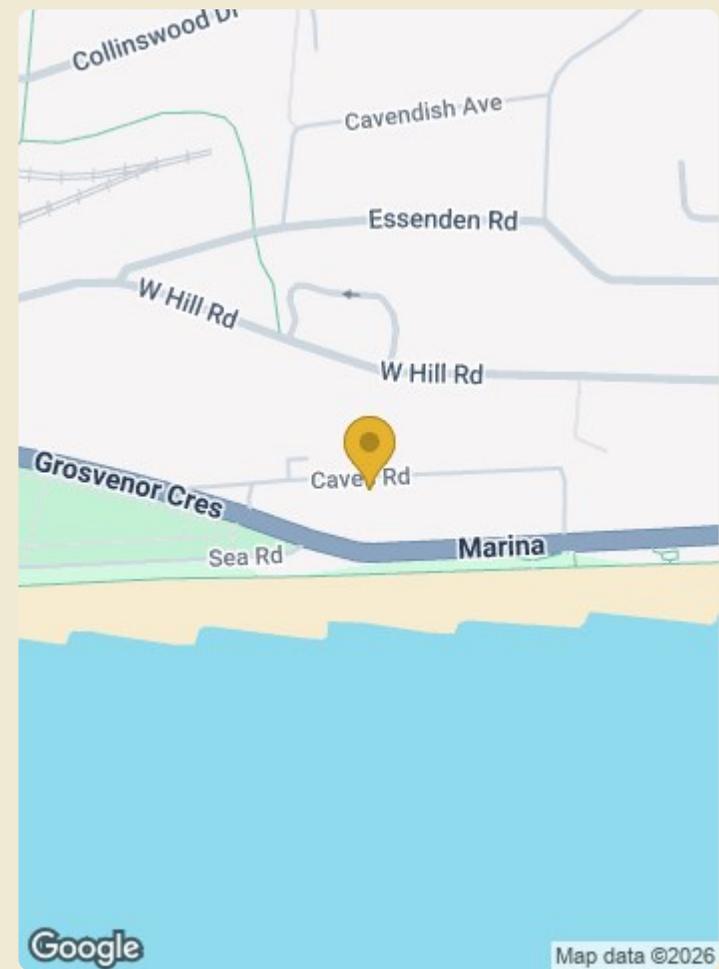
- COUNCIL TAX A
- THREE BEDROOM TERRACED HOUSE
- OPEN PLAN KITCHEN AND LIVING AREA
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SHOPS, CAFÉS AND TRANSPORT LINKS

# Caves Rd

Approximate Gross Internal Floor Area  
929 sq. ft / 86.30 sq. m



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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>		85	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>		61	(55-68) <b>D</b>
(39-54) <b>E</b>			(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.

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