



Fern Road  
St. Leonards-On-Sea, TN38 0UP  
£300,000 Freehold

Wyatt  
Hughes  
Residential Sales

## Fern Road, St. Leonards-On-Sea, TN38 0UP

Located in a sought-after residential spot on Fern Road, St. Leonard's, this two-bedroom detached bungalow presents a fantastic opportunity for buyers looking to create a home to their own taste. Offered as a true 'fixer upper', the property is ideal for anyone wanting a renovation project with clear potential to add value.

The bungalow offers well-proportioned accommodation with scope to reconfigure and modernise (subject to any necessary consents). There are two bedrooms, with potential for third, living space with plenty of natural light, and the chance to design a new kitchen and bathroom to suit your style. Whether you're aiming for a contemporary open-plan layout or a cosy traditional bungalow feel, the footprint provides a great starting point.

Externally, one of the big selling points is the driveway and garage, providing excellent off-road parking and useful storage or workshop space—perfect for tools, bikes, or future hobbies. The outside space also offers room to improve the kerb appeal and create a pleasant garden setting.

Fern Road is well placed for access to local shops, schools and transport links, while also being within reach of the seafront and surrounding green spaces—making it a convenient location for a range of buyers.

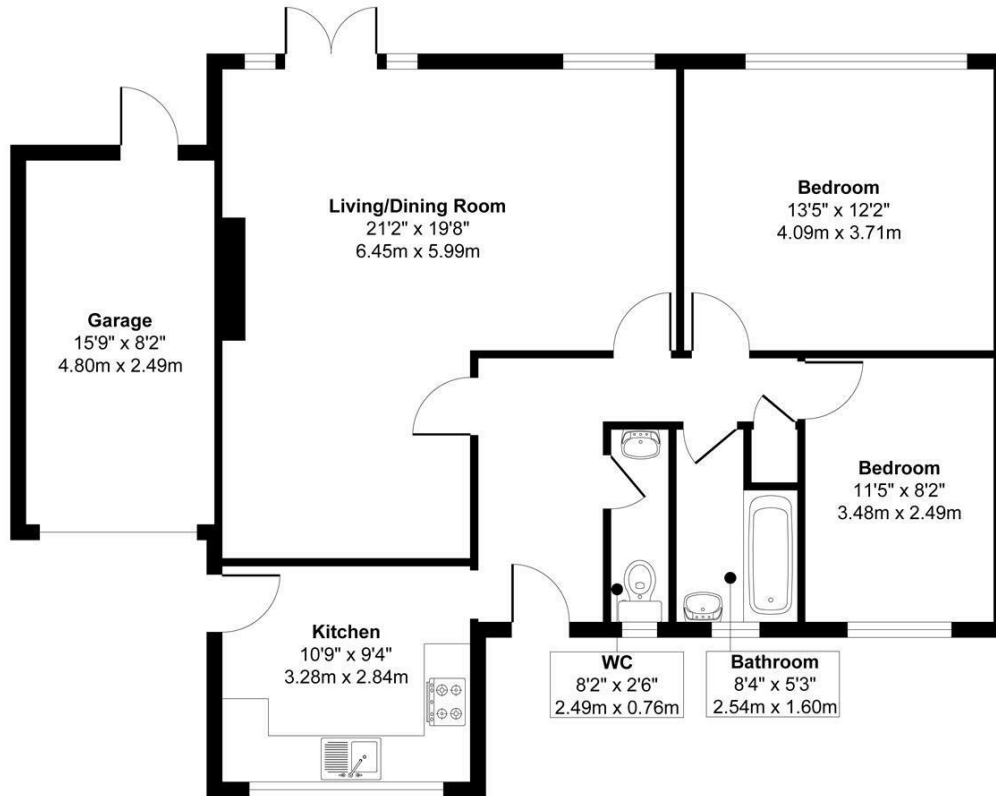
This is the kind of property that rewards vision: a detached bungalow in a good location, with parking and a garage, ready for somebody to roll up their sleeves and unlock its potential.

- EPC D
- TWO BEDROOM DETACHED BUNGALOW WITH POTENTIAL FOR THIRD
- DRIVEWAY PARKING
- SCOPE TO EXTEND/RECONFIGURE (SUBJECT TO CONSENTS)
- IDEAL PROJECT FOR BUYERS/INVESTORS
- COUNCIL TAX D
- FANTASTIC FIXER-UPPER OPPORTUNITY
- GARAGE
- POPULAR LOCATION
- CHAIN FREE

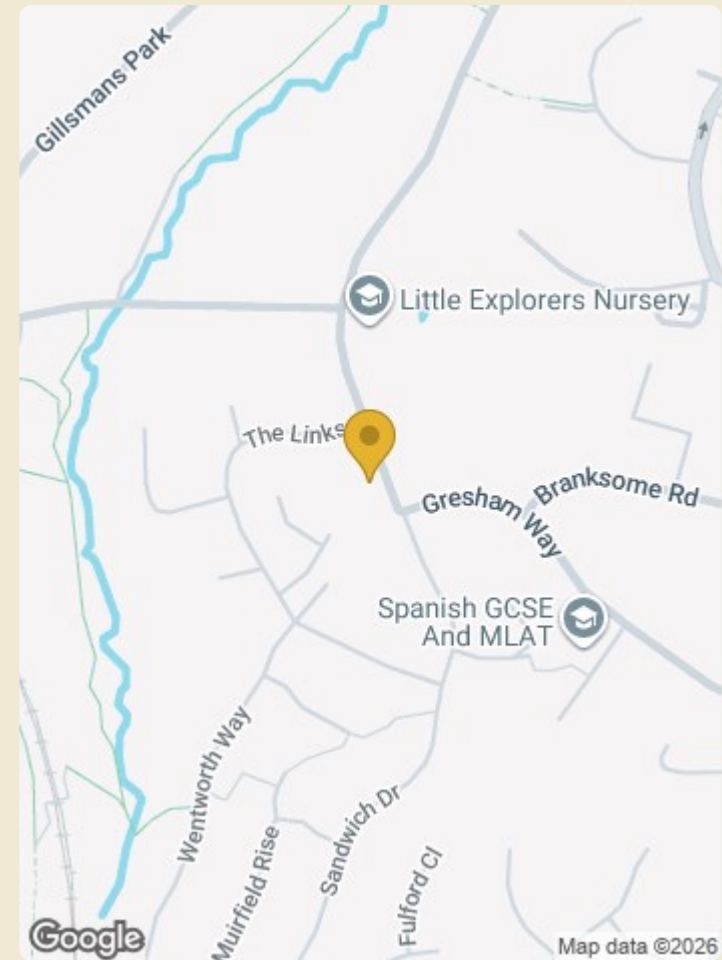


## Fern Rd

Approximate Gross Internal Floor Area  
1007 sq. ft / 93.55 sq. m



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>		62	(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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