



**Hazelwood Gardens  
St. Leonards-On-Sea, TN37 7HL**

**Offers in the region of £340,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Hazelwood Gardens, St. Leonards-On-Sea, TN37 7HL

A well-presented detached three bedroom family home, ideally situated in a quiet and rarely available cul-de-sac close to popular local schools, amenities, and the Conquest Hospital.

This attractive property enjoys modern comforts including gas central heating and double glazing, with well-planned accommodation arranged over two floors. On the ground level, you are welcomed by an entrance hall with useful storage and a downstairs WC, leading through to a bright dual-aspect lounge/diner with doors opening into the conservatory, a lovely additional living space overlooking the garden. The kitchen provides ample storage and worktop space, with access to the side of the property.

Upstairs are three bedrooms and a family bathroom. The loft benefits from boarding and a pull-down ladder for further useful storage.

The beautifully landscaped rear garden offers a private and versatile outdoor area, ideal for families and entertaining, with lawn, patio areas and mature planting. A garage with power is positioned to the side, along with a block-paved driveway providing off-road parking. There is also a workshop located behind the garage, perfect for hobbies or additional storage.

A wonderful opportunity to secure a detached home in a sought-after setting early viewing is strongly recommended.

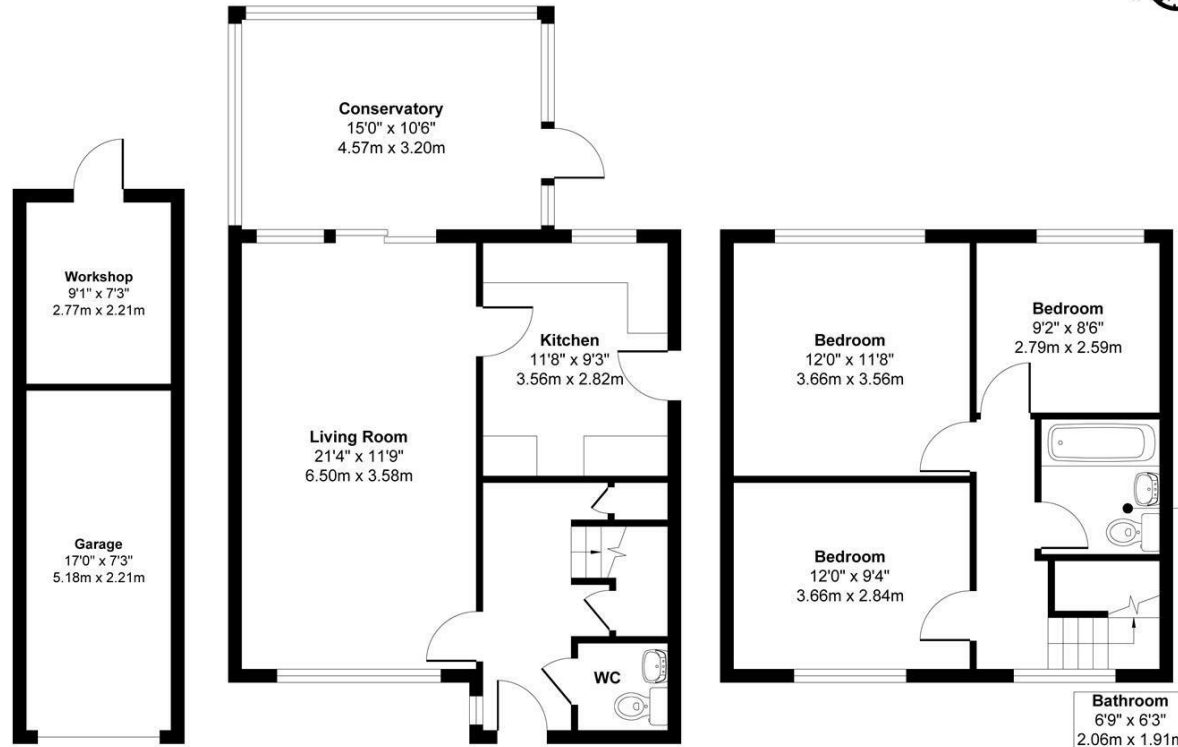


- TAX BAND D
- GARAGE, DRIVEWAY AND WORKSHOP
- 1298 SQ FT
- EPC RATING C
- GF WC
- CONSERVATORY
- THREE BEDROOM DETACHED HOUSE
- PRIVATE GARDENS
- LIVING/DINING ROOM



## Hazelwood Gardens

Approximate Gross Internal Floor Area  
1298 sq. ft / 120.58 sq. m

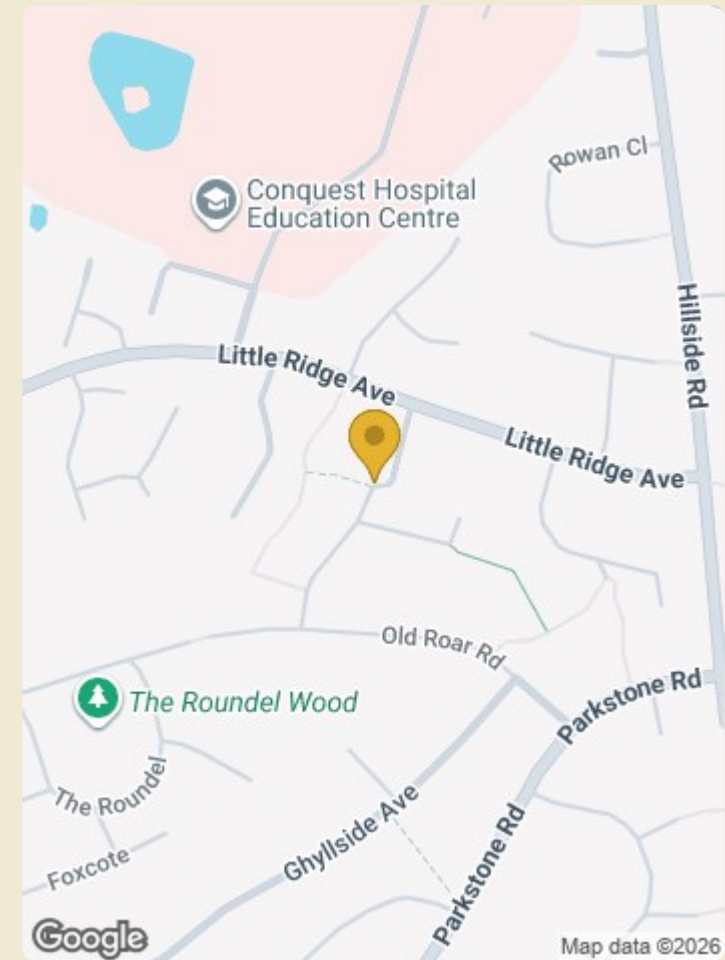


OUTBUILDING

GROUND FLOOR

FIRST FLOOR

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>		<b>85</b>	(81-91) <b>B</b>
(69-80) <b>C</b>	<b>69</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(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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