



Farmlands Close
St. Leonards-On-Sea, TN37 7UE

£385,000 Freehold

Wyatt
Hughes
Residential Sales

Farmlands Close, St. Leonards-On-Sea, TN37 7UE

Nestled in the charming Farmlands Close, St. Leonards-On-Sea, this beautifully presented four-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property has been thoughtfully extended by the current owners, providing ample space for families or those who enjoy entertaining.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through three well-appointed reception rooms. The dual aspect living and dining room is bathed in natural light, creating an inviting space for relaxation and gatherings. The spacious kitchen diner is ideal for family meals and social occasions, while an additional study or reception room offers versatility for work or leisure.

The first floor boasts four generously sized bedrooms, including a primary suite complete with an ensuite bathroom and a walk-in dressing room, ensuring privacy and convenience. The main family bathroom is well-equipped, catering to the needs of a busy household.

Outside, the property features a private rear garden, perfect for outdoor activities or simply enjoying the fresh air. Off-road parking adds to the convenience of this lovely home.

Situated in a popular residential area, this property is within easy reach of local shops and highly regarded schools, making it an excellent choice for families. Additionally, with quick access to the A21 and proximity to Conquest Hospital, this location offers both tranquillity and practicality.

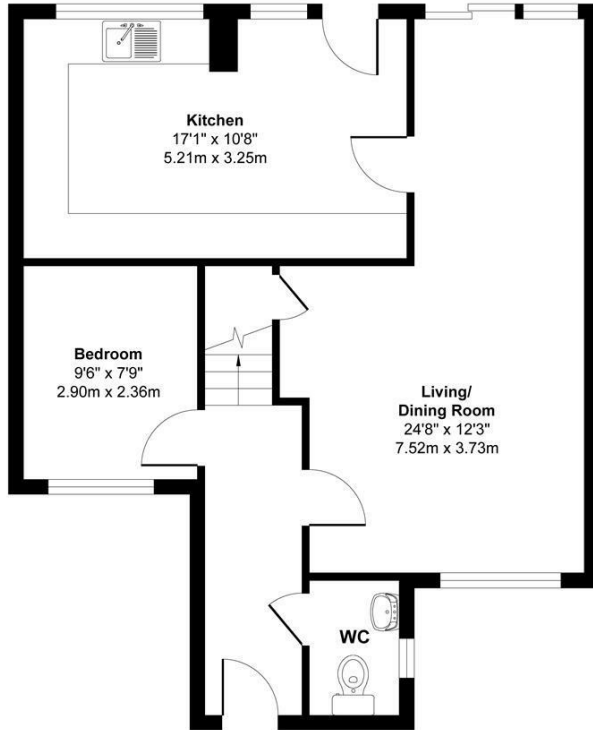
This semi-detached house is a wonderful opportunity for those seeking a spacious and well-located family home in St. Leonards-On-Sea.

- TAX BAND C
- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- PRIMARY BEDROOM WITH DRESSING ROOM AND EN-SUITE
- ADDITIONAL RECEPTION ROOM/ STUDY/ IDEAL WORK FROM HOME SPACE
- PRIVATE REAR GARDEN
- EPC RATING C
- MODERN KITCHEN AND BATHROOM FITTINGS
- OFF ROAD PARKING
- DUAL ASPECT LIVING/DINING ROOM
- VENDORS SUITED

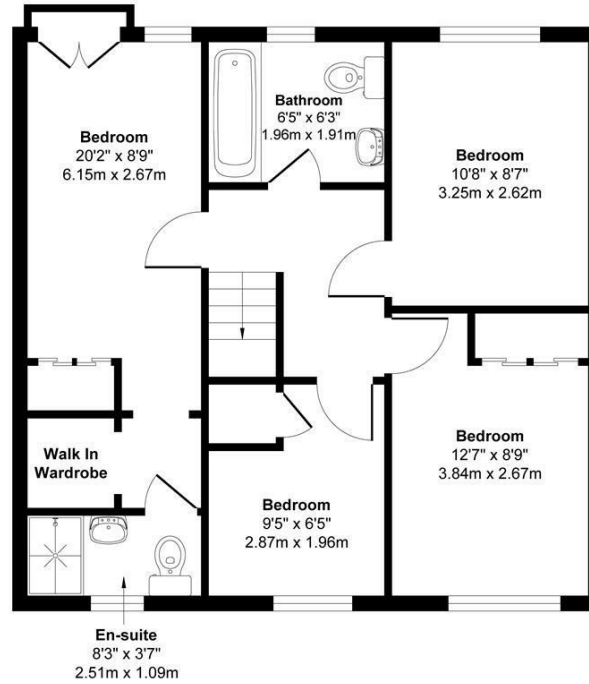


Farmlands Close

Approximate Gross Internal Floor Area
1254 sq. ft / 116.50 sq. m

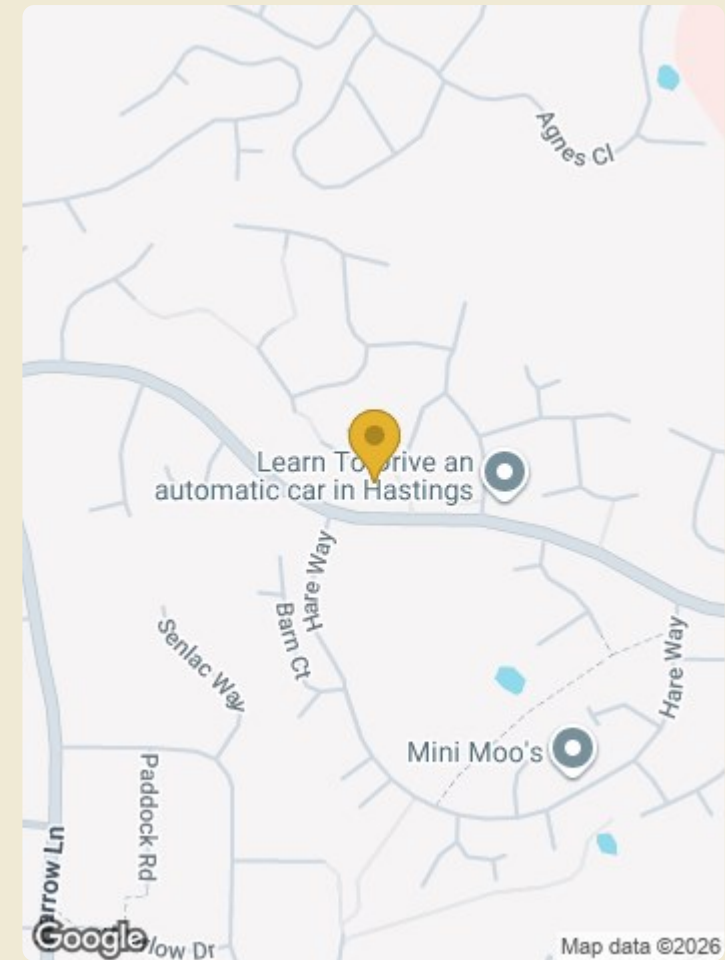


GROUND FLOOR



FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



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