



**Cherry Tree Close  
St. Leonards-On-Sea, TN37 6EX**

**Offers in excess of £250,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales



## Cherry Tree Close, St. Leonards-On-Sea, TN37 6EX

Situated within a quiet cul-de-sac in Cherry Tree Close, St Leonards-on-Sea, this spacious four-bedroom end-of-terrace family home offers well-proportioned accommodation throughout.

The property features a bright and generous open-plan living/dining room, creating an ideal space for both everyday family life and entertaining, alongside a separate fitted kitchen. Upstairs, there are four bedrooms and a family bathroom, providing flexible accommodation for growing families.

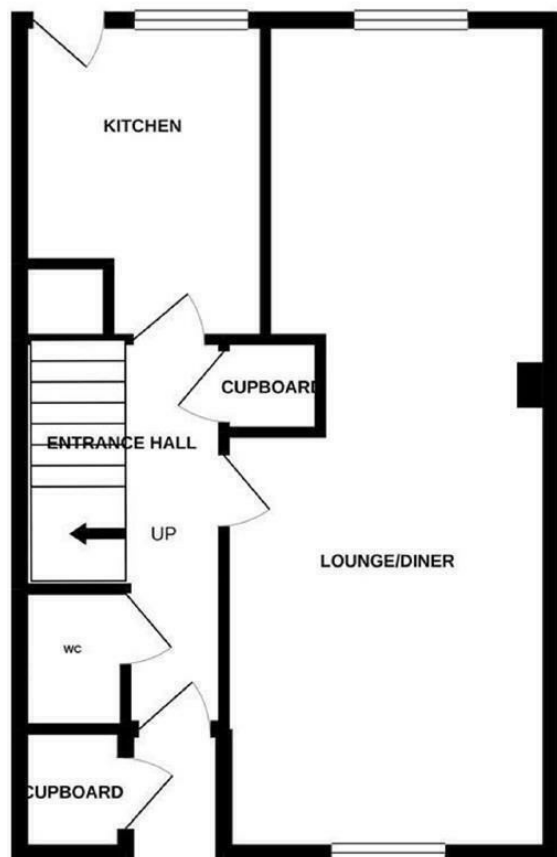
Externally, the property benefits from a private rear garden, perfect for outdoor dining and relaxation, while a garage en bloc offers useful storage and off-road parking potential.

Conveniently positioned for local schools, amenities and transport links, this well-presented home represents an excellent opportunity for families seeking space in a popular residential location.

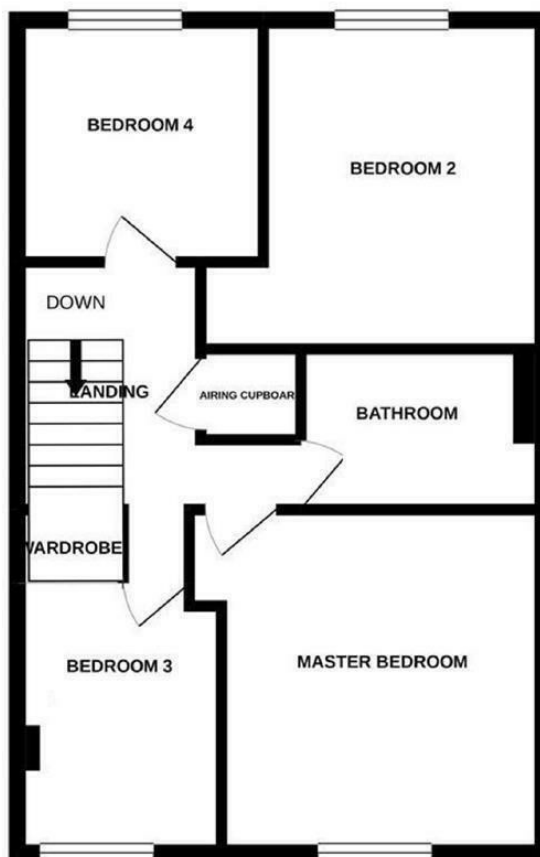
- FOUR BEDROOM END OF TERRACE HOUSE
- PRIVATE REAR GARDEN
- COUNCIL TAX C
- IDEAL FAMILY HOME
- CLOSE TO WARRIOR SQUARE TRAIN STATION
- OPEN PLAN LIVING/DINING ROOM
- EPC C
- GARAGE EN BLOC
- CHAIN FREE
- CLOSE TO LOCAL AMENITIES



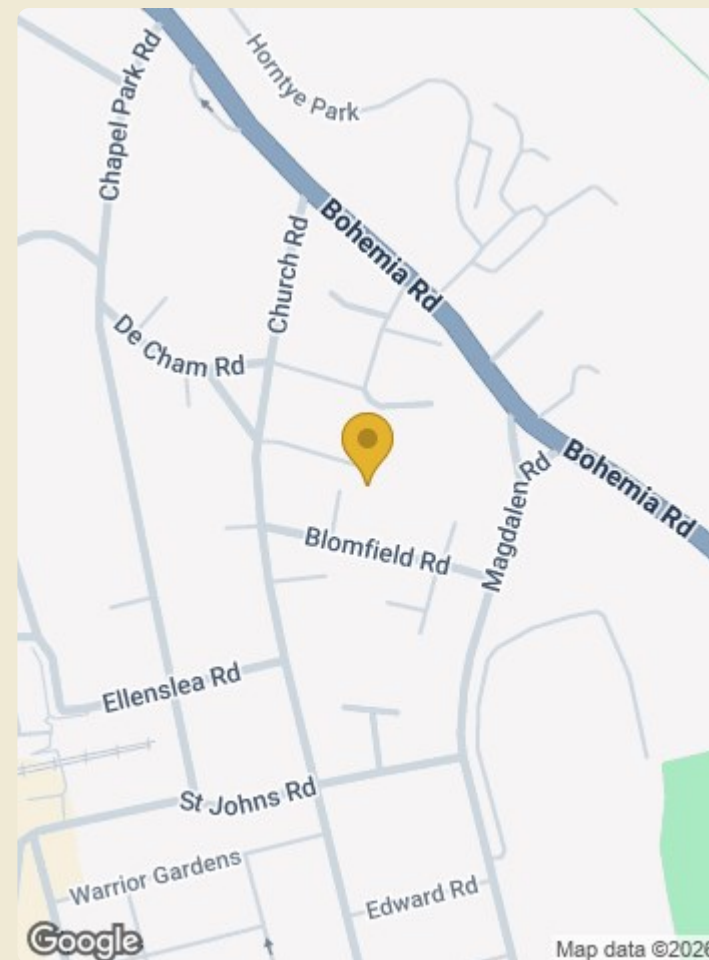
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.  
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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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