



**The Slides**  
**St. Leonards-On-Sea, TN38 9LE**  
**£210,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

## The Slides, St. Leonards-On-Sea, TN38 9LE

Situated in The Slides, St. Leonards-On-Sea, this mid-terrace house presents a promising opportunity for those looking to invest in a residential area. The property features two reception rooms, providing ample space for both relaxation and entertainment. The kitchen is functional, and the addition of a conservatory offers a pleasant area to enjoy the garden views.

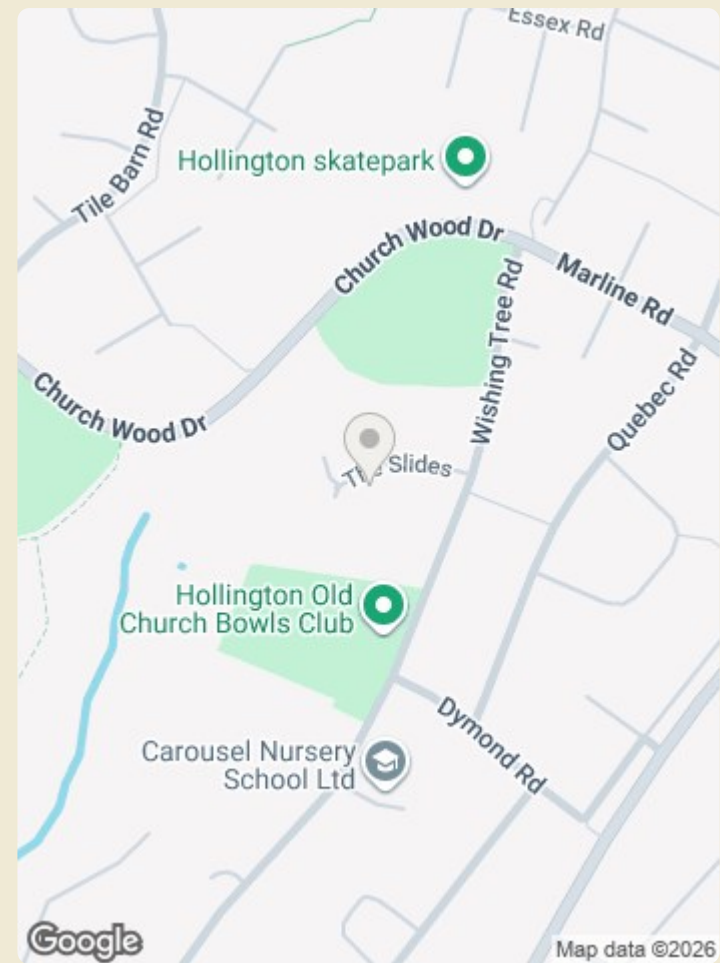
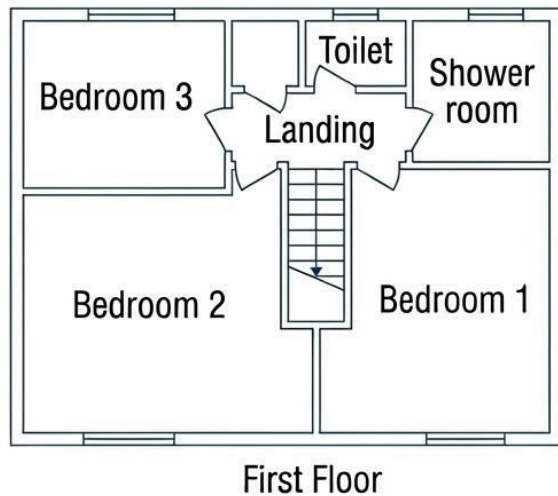
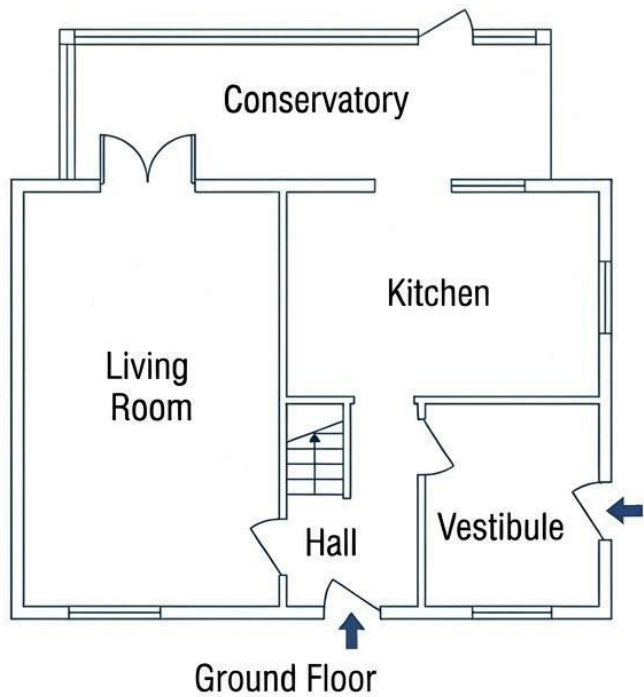
Upstairs, you will find three bedrooms, which are well-suited for families or those needing extra space. The shower room is complemented by a separate WC, adding convenience for daily living. The property also includes a boiler room, ensuring that heating is efficiently managed with a gas boiler and radiators throughout.

While the house is in need of some updating and presentation, it offers a blank canvas for potential buyers to make their mark. The private rear garden provides a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings.

Although the area may not be the most sought-after, it is located within a residential close, offering a sense of community. This property is ideal for those looking to create their dream home in a quiet setting. With a little vision and effort, this house could be transformed into a charming residence.

- TAX BAND A
- MID TERRACE HOUSE
- PRIVATE FRONT AND REAR GARDENS
- EPC RATING C
- LIVING ROOM AND CONSERVATORY
- SHOWER ROOM AND SEPERATE WC
- THREE BEDROOMS
- BOILER ROOM / STUDY
- RESIDENTIAL CLOSE





Energy Efficiency Rating		Current	Potential	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) 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.

