

Wraymead Sedlescombe Road South, St Leonards-On-Sea, TN38 0FR
Offers In The Region Of £325,000 Freehold

This delightful bungalow, built in 2007, is a perfect blend of modern living and eco-friendly design. With a strong focus on sustainability including solar panels, air conditioning to the lounge and heat source pump, Upon entering, you are greeted by a spacious and welcoming entrance hall that provides access to the principal rooms and the bathroom. The accommodation includes two generous double bedrooms, both accessible from the main hallway. The master bedroom is particularly inviting, featuring a bay window and a contemporary en-suite shower room, offering a private retreat. The separate kitchen is well-equipped with ample storage space and conveniently connects to the rear garden, making it easy to enjoy outdoor dining or gardening. The light-filled living room is a highlight of the home, with direct access to a spacious decking area that overlooks the well-established rear garden. This outdoor space is ideal for relaxation and entertaining, providing a serene environment to unwind. Additional features of this property include a garage and ample off-road parking, ensuring convenience for residents and guests alike. The vegetable garden offers a wonderful opportunity for those with a green thumb, perfect for cultivating fresh produce with an several fruit trees including apple & pear. This eco-conscious bungalow not only provides modern comforts but also enjoys a sought-after location, making it an excellent opportunity for a variety of buyers seeking a harmonious blend of sustainability and style.








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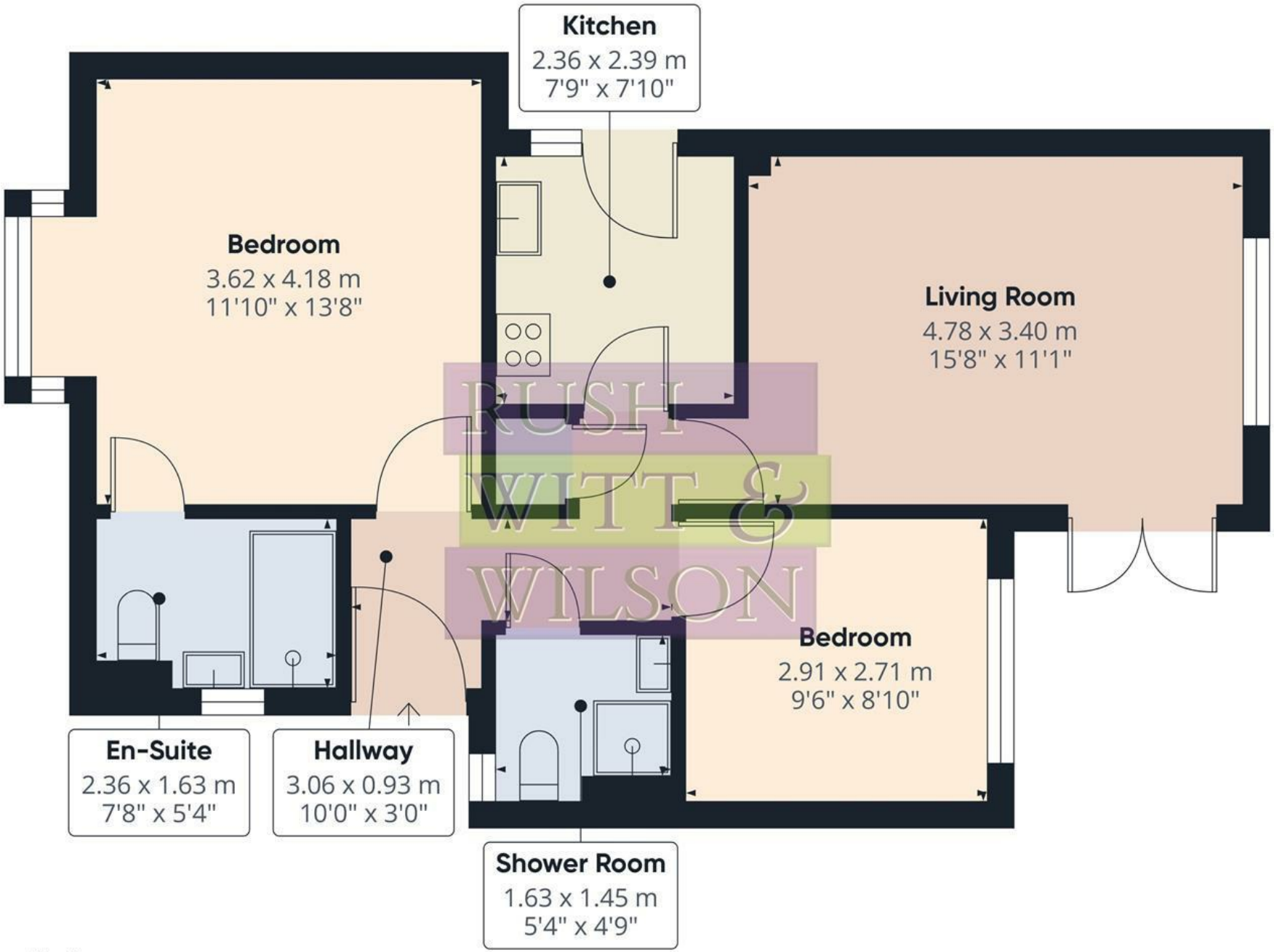

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Approximate total area(1)

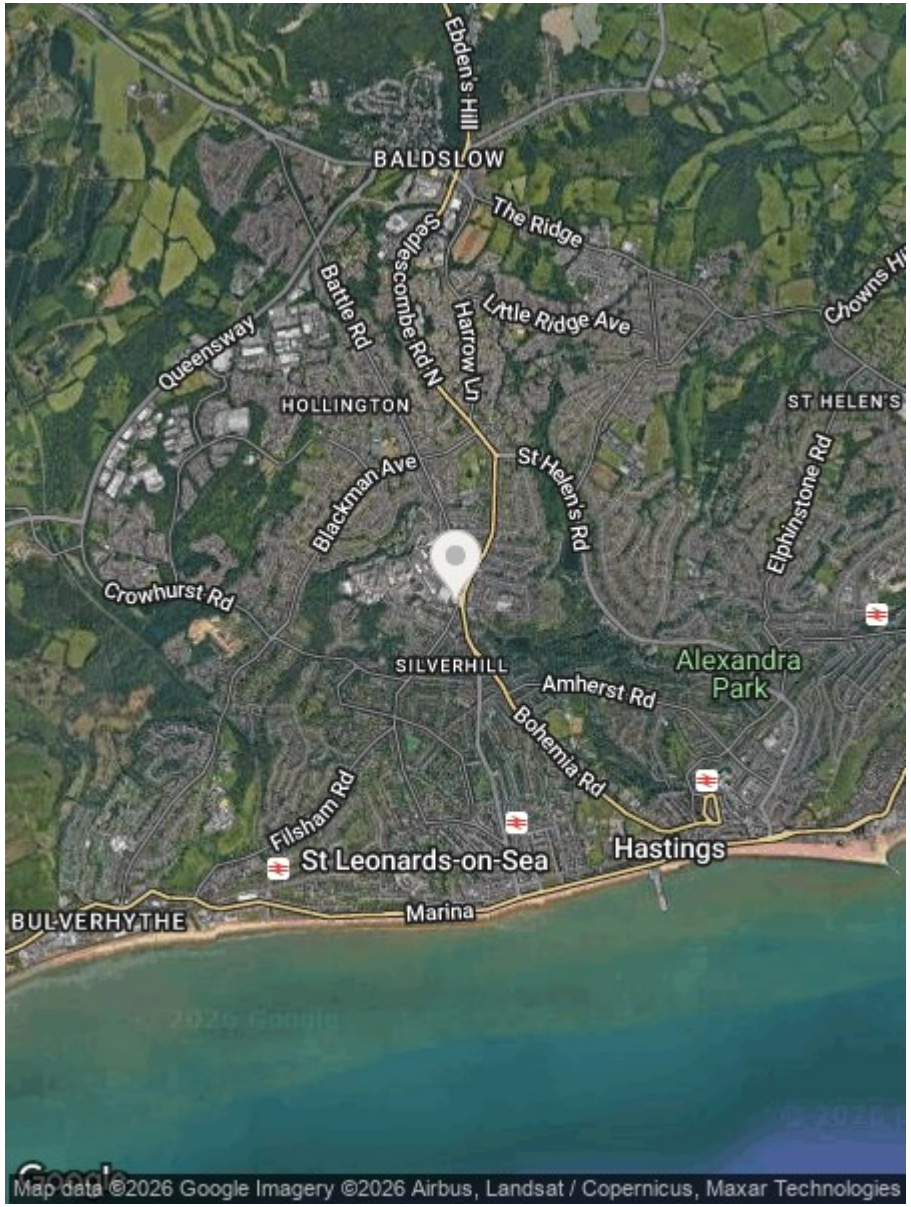
59.5 m²

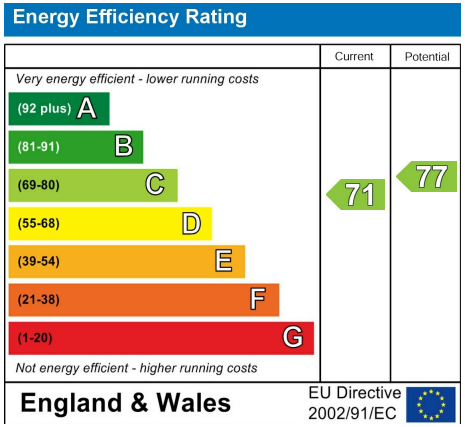
641 ft²

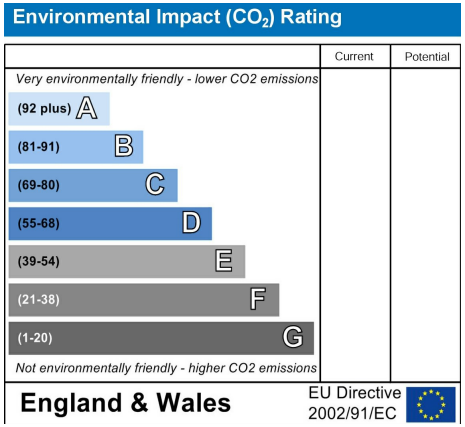
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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