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249 Sedlescombe Road North, St. Leonards-On-Sea, TN37 7ET
Guide Price £550,000 - £575,000

Guide Price £550,000 - £575,000 Nestled in the sought-after location of Sedlescombe Road North, St. Leonards-On-Sea, this stunning five-bedroom detached family home is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, two bathrooms and a wet room, this property offers ample space for comfortable family living. This impressive home is conveniently situated near well-regarded Primary and Secondary Schools, making it an ideal choice for families. With easy access to transport links & the nearby Conquest Hospital, convenience is at your doorstep. What's more, this property is being sold chain-free, offering a hassle-free buying opportunity. Step inside to discover a meticulously maintained interior that exudes elegance & style. The ground floor features a bright dual-aspect living space with double doors leading to the rear garden, seamlessly connecting indoor & outdoor living. The adjacent dining room provides the perfect setting for entertaining guests. The modern fitted kitchen affords ample storage, a breakfast bar & integrated appliances. For added convenience, a separate utility room offers space for extra utilities. Additionally, there is a double bedroom on the ground floor, currently used as a playroom, with the added luxury of an en-suite wet room, perfect for guests or family members. A downstairs cloakroom adds to the practicality of this home. Venture upstairs to find the remaining four bedrooms, including the impressive main bedroom measuring 21'4 x 16'2. This room features a 'Jack and Jill' en-suite bathroom, providing a touch of luxury. An additional family bathroom caters to the needs of the household. Outside, the rear garden is a tranquil retreat, predominantly laid to lawn with a raised patio area off the living room, ideal for al fresco dining or relaxing in the sun. To the front of the property, a gated driveway offers off-road parking for multiple vehicles, ensuring convenience for residents and guests.







PENNY LANE L18

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Approximate total area⁽¹⁾

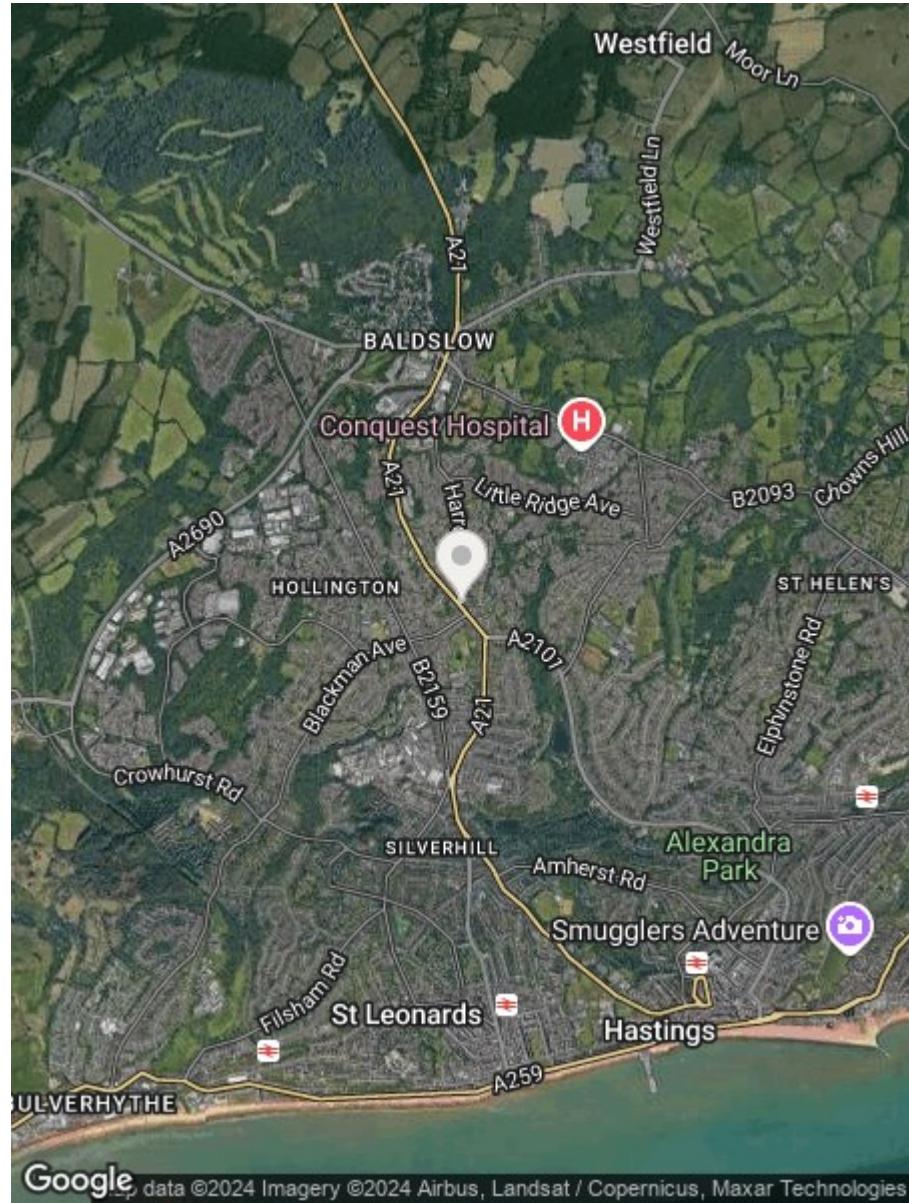
2124.69 ft²

197.39 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		79
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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