



Upper Church Road  
St. Leonards-On-Sea, East Sussex TN37 7AT

Offers in excess of £350,000 Freehold

Wyatt  
Hughes  
Residential Sales

# Upper Church Road, St. Leonards-On-Sea, East Sussex TN37 7AT

A Characterful Detached Two-Bedroom Bungalow with Conservatory, Driveway and Garden

Situated on the ever-popular Upper Church Road, this charming detached bungalow dating back to the late 1800s and offers a wonderful mix of character, space and potential.

Arranged across one level and extending to just over 1,000 sq. ft, the property includes two double bedrooms, a comfortable living room with bay window, a separate study/office, fitted kitchen and family bathroom. To the rear, the impressive conservatory provides an additional living space overlooking the garden – ideal as a dining or day room and used year-round by the current owners.

The property retains much of its original charm, including good ceilings and period windows. The home would now benefit from updating throughout – giving the next owner a fantastic opportunity to modernise and create a truly individual home.

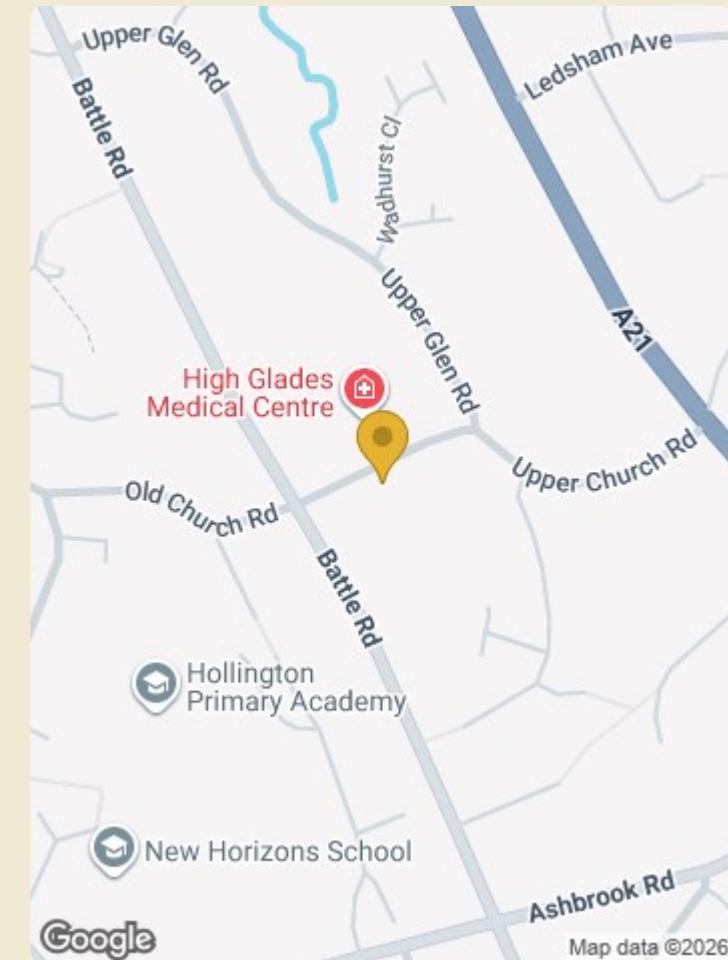
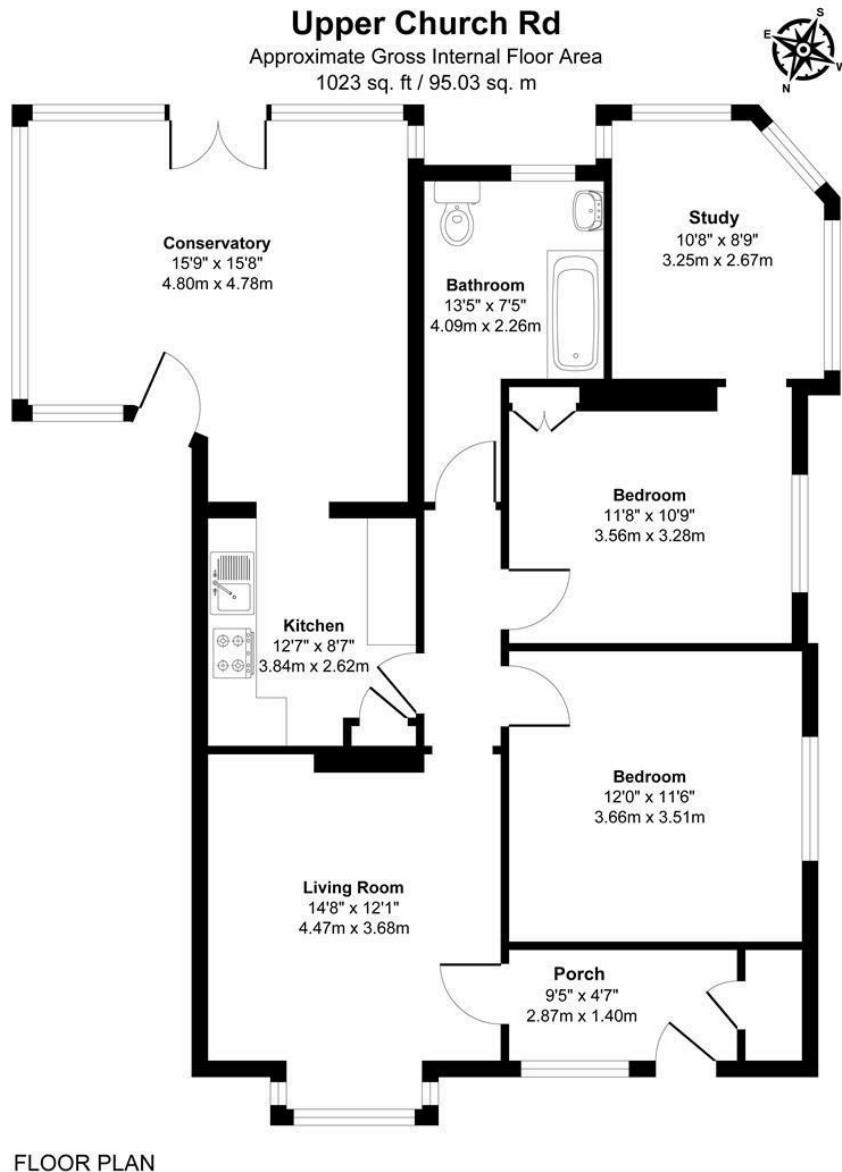
Outside, the property enjoys a private driveway and a mature rear garden, offering plenty of space for relaxing, entertaining or even future landscaping ideas.

Adding to the appeal, previous planning permission (now lapsed) was granted for the creation of six flats, providing further development potential subject to the necessary consents.

Located within easy reach of local shops, amenities and transport links, this unique home combines character, convenience and opportunity in one rare package – perfect for those looking to put their own stamp on something special.

- DETACHED BUNGALOW DATING BACK TO THE LATE 1800S
- GENEROUS LIVING ROOM WITH ATTRACTIVE BAY WINDOW
- COUNCIL TAX BAND C
- SPACIOUS CONSERVATORY USED YEAR-ROUND AS A LIVING/DINING AREA
- CHARACTERFUL HOME WITH EXCITING RENOVATION POTENTIAL
- TWO DOUBLE BEDROOMS PLUS SEPARATE STUDY
- EPC D
- OFFERED CHAIN FREE
- PREVIOUS PLANNING CONSENT TO BUILD SIX FLATS (NOW LAPSED) REF-HS/FA/10/00288
- PRIVATE DRIVEWAY PROVIDING OFF-ROAD PARKING





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F) plus	A		
(E1-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		69	56
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(F2 plus)	A		
(E1-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.

