



**Wadhurst Close  
St. Leonards-On-Sea, TN37 7AZ**

**Offers in excess of £350,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales



# Wadhurst Close, St. Leonards-On-Sea, TN37 7AZ

Located in the quiet residential setting of Wadhurst Close, St Leonards-on-Sea, this attractive three-bedroom detached home offers a great balance of space, comfort, and modern living. The property has been tastefully renovated by the current owners, creating a bright and welcoming atmosphere throughout.

On entering the home, you are welcomed into a spacious lounge/diner, ideal for both everyday living and entertaining. This versatile room enjoys pleasant views over the well-maintained rear garden, making it a perfect space for family gatherings or relaxed evenings. The newly fitted kitchen is a particular highlight, finished to a contemporary standard and designed with practicality and style in mind.

Upstairs, the property offers three generously sized bedrooms, each providing flexibility for family life, guests, or home working. The family wet room with WC forms part of the existing layout and provides practical, accessible bathing facilities.

Outside, the home benefits from a single garage and a private driveway providing off-road parking for two vehicles. Situated in a peaceful residential close, the property enjoys a quiet setting while remaining conveniently close to local amenities, schools, and transport links.

This well-presented detached home will appeal to families and buyers seeking a calm yet convenient location in St Leonards-on-Sea. With its recent improvements and well-proportioned accommodation, it is ready to move straight into.

- TAX BAND D
  - SINGLE GARAGE AND DRIVEWAY
  - MODERN FITTED KITCHEN
  - POPULAR QUIET RESIDENTIAL CLOSE
- EPC RATING D
  - UPDATED THROUGHOUT MAJORITY OF THE HOUSE BY THE PRESENT OWNERS
  - PRIVATE REAR GARDEN
- THREE BEDROOM DETACHED HOUSE
  - SPACIOUS LIVING/DINING ROOM
  - 977 SQ FT



## Wadhurst Close

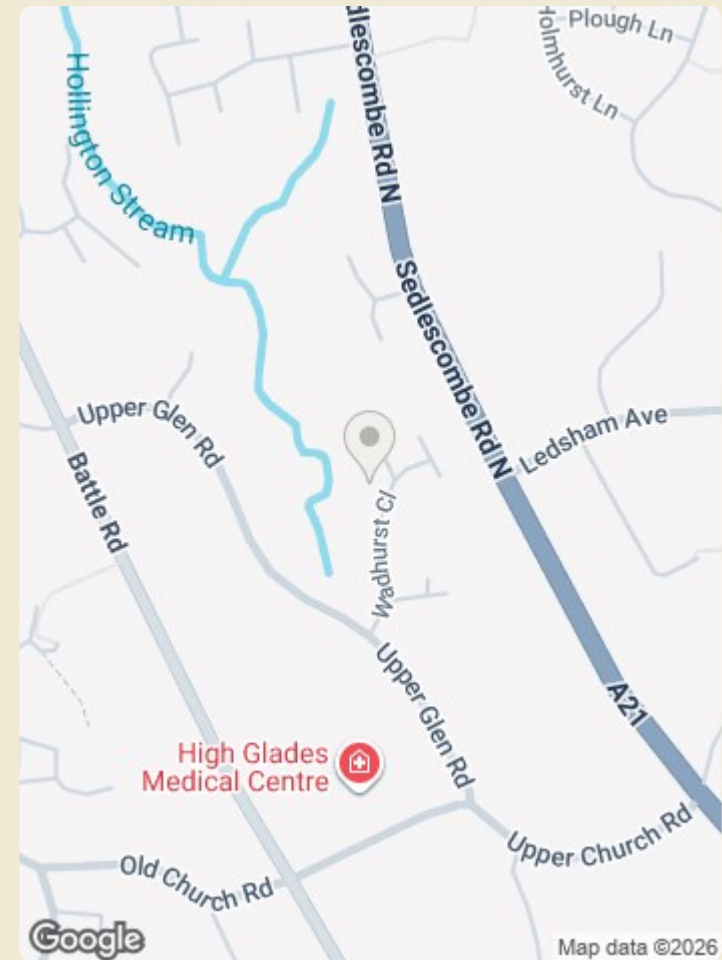
Approximate Gross Internal Floor Area  
977 sq. ft / 90.76 sq. m



GROUND FLOOR

FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



| 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                                 |                         | 82        | (92 plus) A   |                         |           |
| (81-91) B                                   |                         |           | (81-91) B   |                         |           |
| (69-80) C                                   |                         |           | (69-80) C   |                         |           |
| (55-68) D                                   |                         |           | (55-68) D   |                         |           |
| (39-54) E                                   | 59                      |           | (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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