



Regency Gardens
St. Leonards-On-Sea, TN38 0UD

£475,000 Freehold

**Wyatt
Hughes**
Residential Sales

Regency Gardens, St. Leonards-On-Sea, TN38 0UD

Situated in the highly desirable Regency Gardens, St. Leonards-On-Sea, this charming detached house offers a wonderful opportunity for families seeking a spacious and comfortable home. With four well-proportioned bedrooms, this property is perfect for those needing ample living space. The house features two inviting reception rooms, providing a versatile layout for both relaxation and entertaining.

The main family bathroom and an additional separate WC on the ground floor enhance convenience for busy households. The kitchen, while well-maintained, presents an opportunity for personalisation and modernisation, allowing you to create your dream culinary space.

Outside, the property boasts large, well-established gardens that are perfect for children to play in or for hosting summer gatherings. Enjoy pleasant distant sea views from the garden, adding a touch of tranquillity to your outdoor experience. The single garage and off-road parking for three vehicles ensure that parking will never be a concern.

This light-filled home is situated in a small residential close, making it an ideal setting for families looking for a peaceful community atmosphere. While the interior may require some updating, the potential to transform this house into your perfect family home is immense. Don't miss the chance to make this delightful property your own.



- 1540 SQ FT
- FOUR BEDROOMS DETACHED HOUSE
- WELL ESTABLISHED PRIVATE REAR GARDEN WITH DISTANT SEA VIEWS
- EPC RATING D
- HIGHLY DESIREABLE RESIDENTIAL CLOSE
- TWO RECEPTION ROOMS
- TAX BAND E
- GARAGE AND OFF ROAD PARKING
- REQUIRES SOME MODERNISATION

Regency Gardens

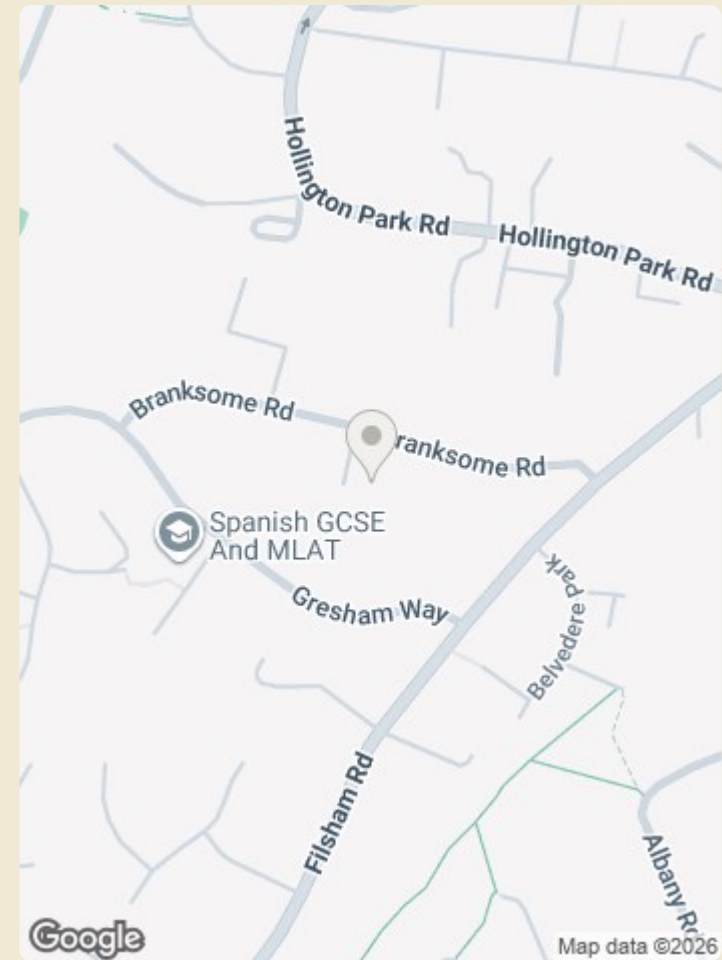
Approximate Gross Internal Floor Area
1540 sq. ft / 143.07 sq. m



GROUND FLOOR

FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC	79	England & Wales
		64	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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