



Caves Road
St Leonards-On-Sea, TN38 0BY
£260,000 Freehold

**Wyatt
Hughes**
Residential Sales

Caves Road, St Leonards-On-Sea, TN38 0BY

Cosy cottage just a short walk to the beach. With study, kitchen dining room, sitting room and toilet/ shower room on the ground floor. In addition, the sitting room can be easily reconfigured as a third bedroom – again with its own ensuite bathroom.

Set just one street back from the seafront, this well-kept cottage on Caves Road offers a versatile and flexible layout, and with access to good local amenities by way of grocery shops, pubs and the local station at West St Leonards. The kitchen is well equipped and in good condition, and the entire house is ready to move in. The ensuite bedrooms upstairs are both a good size, with one bathroom configured with a shower, the other with a bath and shower above.

There is a hatch off the small landing to the roof space above. The house has been well looked after, with clean finishes and a simple, neutral style throughout.

This part of St Leonards has plenty to offer, with the beach just a short walk away, plenty of free parking and local shops, cafés and transport links all close by. It's a spot that is well protected but also a short and flat walk to the beach, with its attractions and amenities. This cottage works very well as a main home, a weekend base, or for the investor.

- EPC D
- CHAIN FREE
- SEAFRONT LOCATION
- LIGHT AND BRIGHT COASTAL HOME
- SHORT WALK TO THE SEAFRONT
- COUNCIL TAX A
- TWO/THREE BEDROOM TERRACED HOUSE
- OPEN PLAN KITCHEN/DINING AREA AND SEPARATE LIVING SPACE
- MODERN AND WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL SHOPS, CAFÉS AND TRANSPORT LINKS

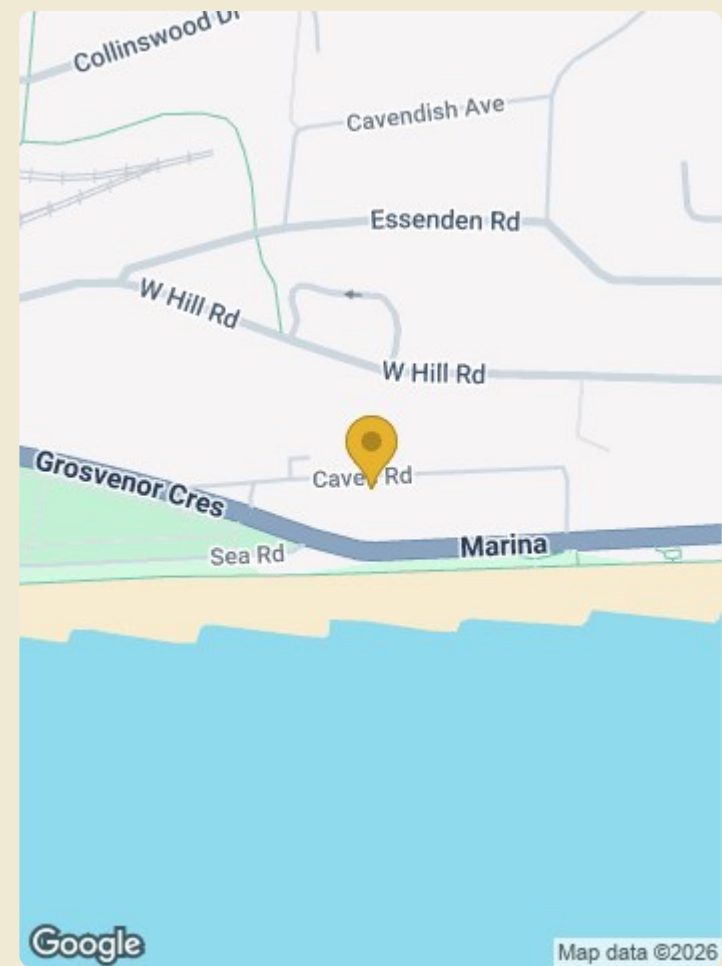


Caves Rd

Approximate Gross Internal Floor Area
929 sq. ft / 86.30 sq. m



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Energy Efficiency Rating		Current	Potential	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			85	(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		61		(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		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.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

