



Monarch Gardens
St. Leonards-On-Sea, East Sussex, TN37 7EW

£370,000 Freehold

Wyatt
Hughes

MONARCH GARDENS, ST. LEONARDS-ON-SEA, EAST SUSSEX, TN37 7EW

£370,000 £370,000 FREEHOLD

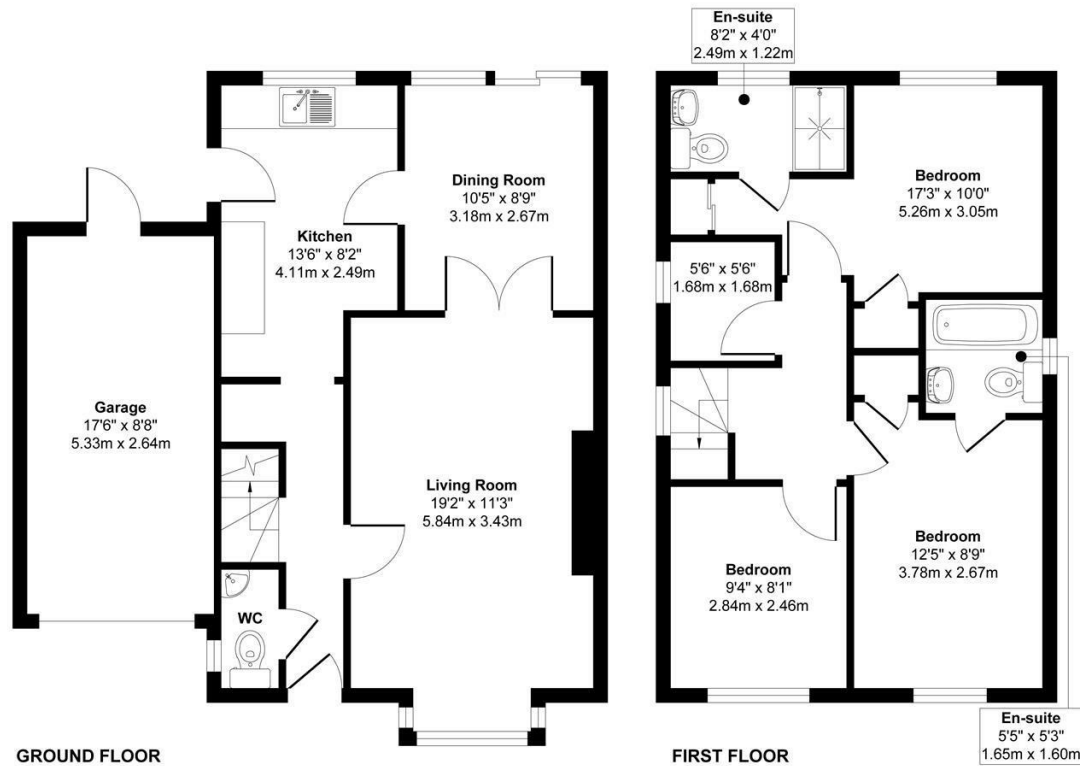


• TAX BAND D • EPC RATING C • DETACHED THREE BEDROOM HOUSE • STUDY • TWO ENSUITE BATH/SOWER ROOMS & WC • GF WC • PRIVATE REAR GARDENS BACKING ONTO WOODLAND • GARAGE AND DRIVEWAY • QUIET RESIDENTIAL CLOSE • 1131 SQ FT



Monarch Gardens

Approximate Gross Internal Floor Area
1131 sq. ft / 105.07 sq. m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83
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	

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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