

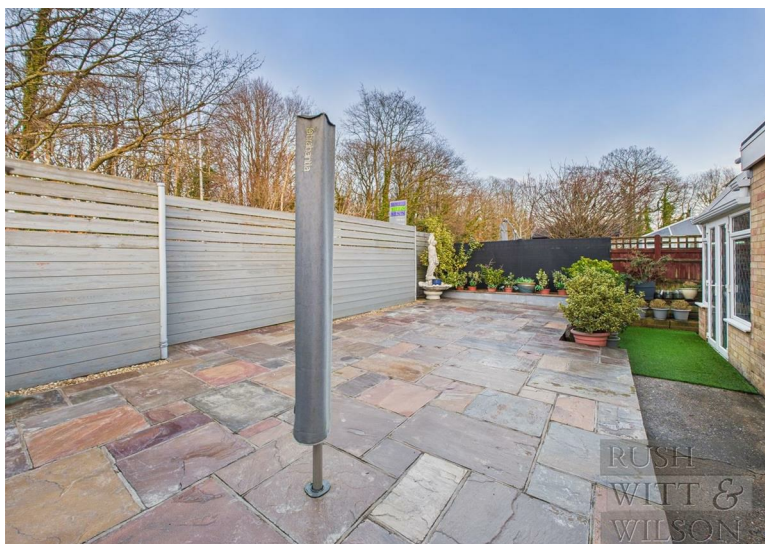
**RUSH
WITT &
WILSON**



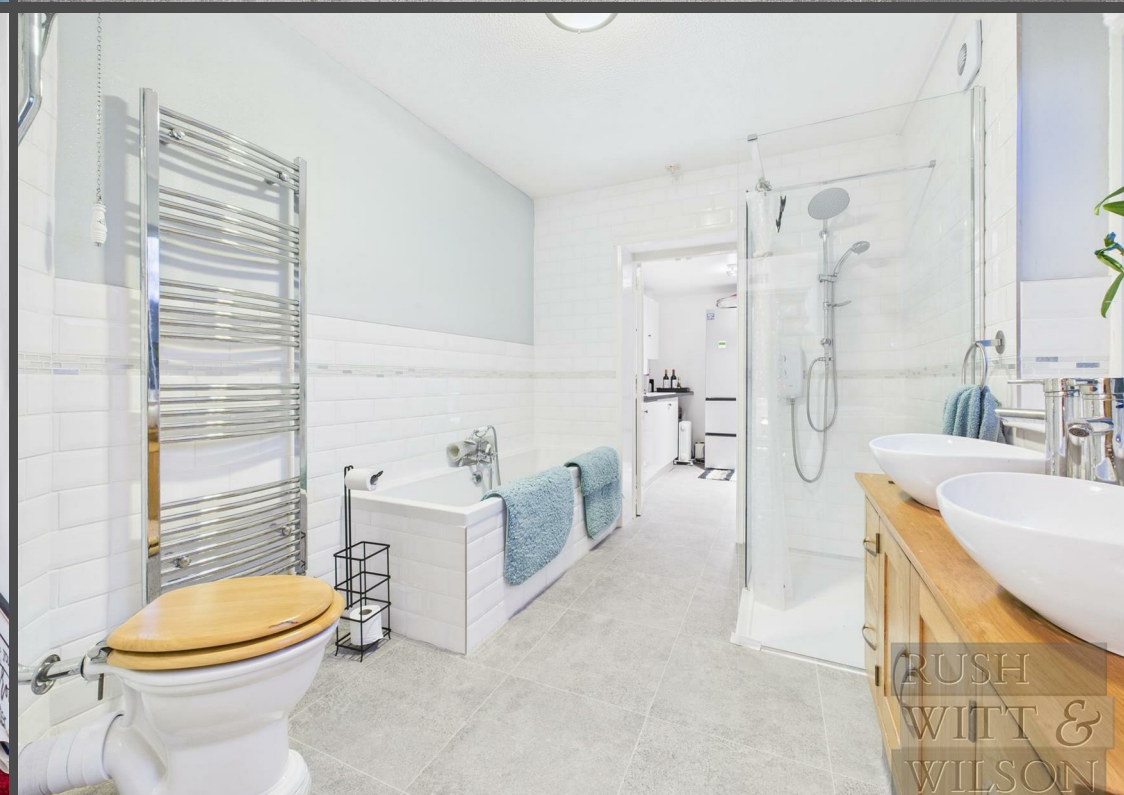
RUSH
WITT &

2 Agincourt Close, St. Leonards-On-Sea, TN37 7QL
Offers In Excess Of £400,000 Freehold

Nestled in the charming cul-de-sac of Agincourt Close, St. Leonards-On-Sea, this deceptively spacious extended detached house offers an exceptional living experience. The property is beautifully presented and boasts a versatile layout, making it ideal for families or those seeking extra space. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The stunning contemporary integral kitchen is well-equipped and has underfloor heating and there is useful utility room with side access adding to the practicality of the home. The accommodation comprises four well-proportioned bedrooms, with one conveniently located on the ground floor alongside a well-appointed bathroom. The first floor features three additional bedrooms and a stunning shower room, ensuring comfort and convenience for all residents. Outside, the low-maintenance rear garden is perfect for enjoying sunny days. The property also benefits from off-street parking and a store area within the remaining part of the garage, providing additional storage solutions. With the added efficiency of solar panels, this home not only offers space and style but also promotes sustainable living. If your looking for a modern detached family home then look no further.







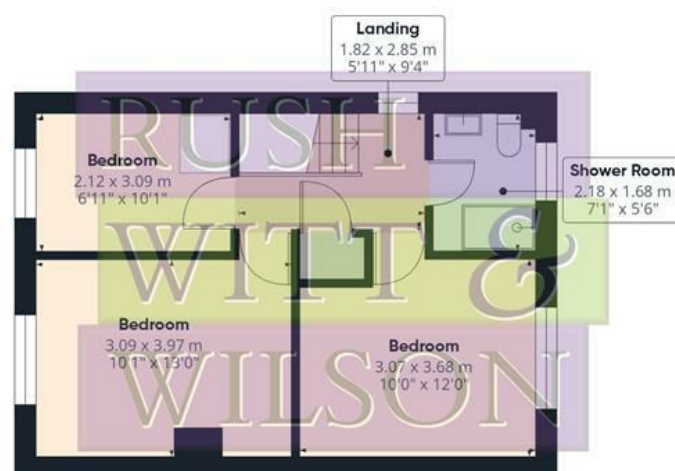


Floor 0

Approximate total area⁽¹⁾

134 m²

1443 ft²



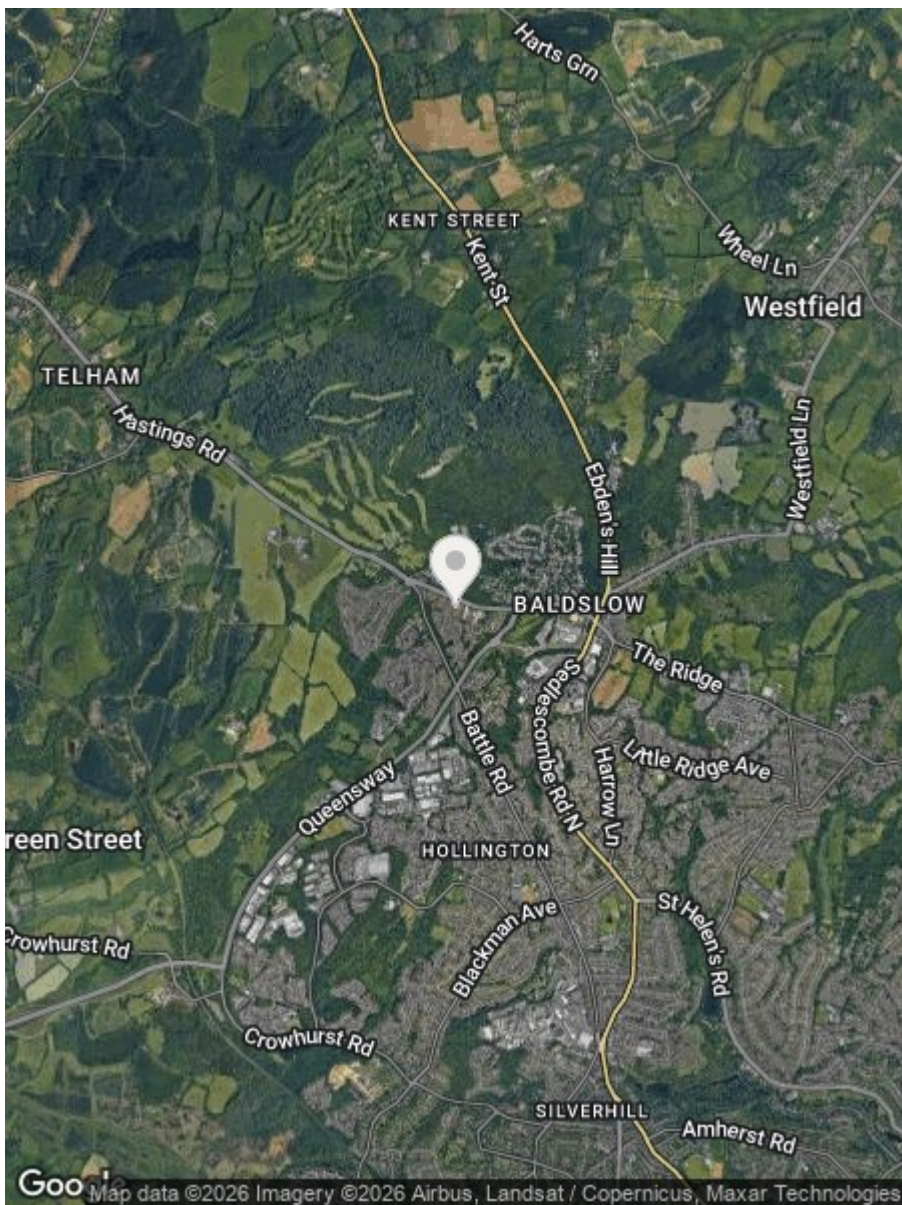
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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		
England & Wales	69	78
	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	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**