

**RUSH
WITT &
WILSON**



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6 Smithys Close, St. Leonards-On-Sea, TN37 7SU
Guide Price £375,000 - £400,000 Freehold

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A versatile five-bedroom link-detached family home, quietly tucked away within a desirable cul-de-sac in the popular Little Ridge area. Offering generous accommodation, modern comforts and excellent family-friendly outside space, this property is ideally suited to those seeking a well-connected yet peaceful home. The property benefits from gas-fired central heating, double glazing, a driveway providing off-road parking, a garage and a good-sized rear garden. Inside, the spacious entrance hall provides access to the downstairs WC and the principal living areas. The lounge flows naturally into the open-plan kitchen/breakfast room, creating a sociable space for everyday family life. Patio doors open directly onto the rear garden, while a separate dining room provides additional flexibility for entertaining or family meals. To the first floor, the landing leads to the master bedroom, complete with an en-suite shower room, four further bedrooms and a main family bathroom. The property is conveniently situated within easy reach of popular schools, local amenities and the Conquest Hospital, making it a practical choice for families. Please contact the owners' agents today to arrange your viewing.









Floor 0

Approximate total area⁽¹⁾

121.3 m²

1306 ft²



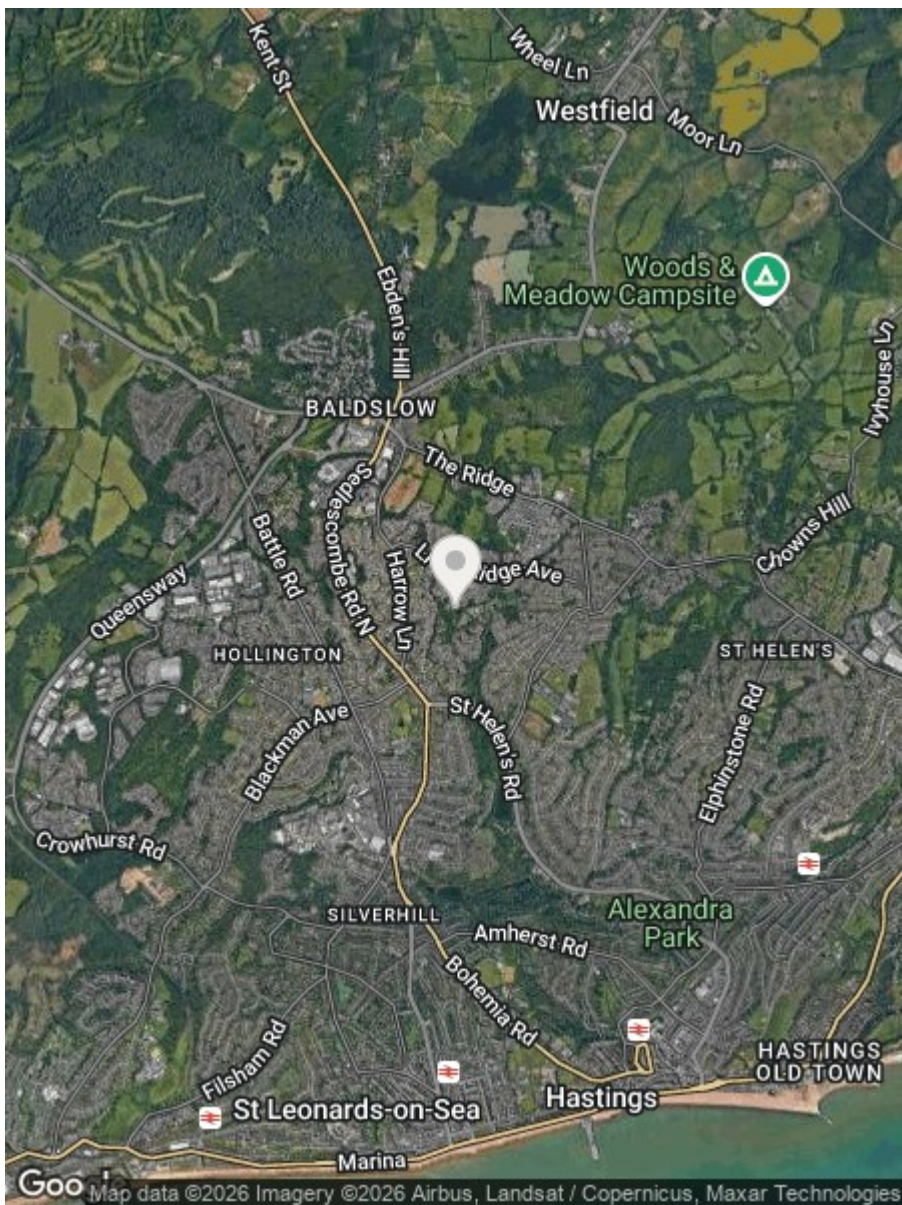
Floor 1

(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		
	61	84
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	

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:

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