

**RUSH
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WILSON**



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**32 Fletcher Avenue, St. Leonards-On-Sea, East Sussex TN37 7QX
£425,000 Freehold**

Set within a popular and established estate, this four bedroom detached home offers a wonderful opportunity to put your own stamp on a property with real scope and potential. A single integral garage with power and a driveway providing space for multiple vehicles ensure practicality from the outset, while side gate access leads through to the rear, and the front lawn presents the flexibility to either landscape as you wish or extend the driveway further still. Inside, the home is light and airy throughout, and while it would benefit from some updating and modernising to suit personal taste, this early opportunity to add value is very much part of its appeal. The hallway provides access to a downstairs wc, stairs rising to the first floor, the kitchen, and a living and dining room with sliding doors opening onto the garden, while the kitchen itself, at 10'7 x 11'9 and currently accommodating a dining table, offers further side access and is ready for a fresh, modern update. The living and dining room extends to a little over 21' feet, offering generous space for both relaxed living and entertaining. Upstairs, four bedrooms, two of which are good doubles and two of which are good sized singles, are served by a family bathroom. Outside, the rear garden combines a full width patio with a lawned section beyond, ideal for entertaining or relaxing in equal measure. The property sits a short distance from the historic and picturesque town of Battle, with its mainline station, country walks, excellent amenities and highly regarded schooling options including Claverham Community College. A short walk brings you to the Bannatyne's Hotel, Retreat & Gym and the golf course and club, while the property also enjoys easy access to the seaside town of Hastings and the characterful Hastings Old Town.









Floor 0

Approximate total area⁽¹⁾

116.8 m²

1257 ft²



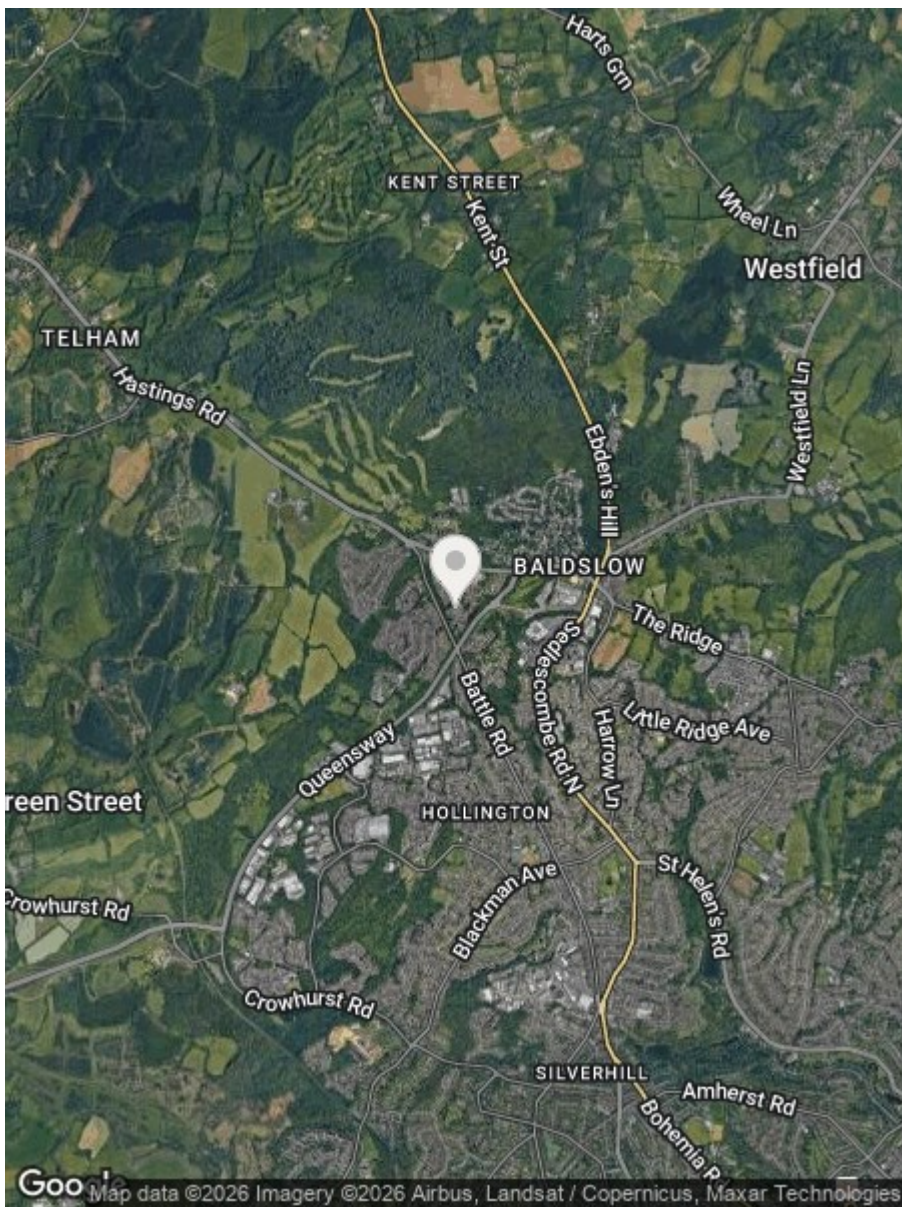
Floor 1

(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		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 - E

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.

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