

**RUSH
WITT &
WILSON**



20 The Meadows, St. Leonards-On-Sea, East Sussex TN37 7SN
Guide Price £375,000 - £400,000

**** GUIDE PRICE- £375,000-£400,000 **** This attractive modern detached house is tucked away at the end of a sought after cul-de-sac within the Little Ridge area and offers versatile living space that is considered ideal for dual occupation or home and income. The property enjoys a modern contemporary design being well presented and affords modern refinements, double glazing gas fired central heating, with generous parking to the front and a private garden to the rear. In principle the accommodation is laid out to offer an entrance hall, cloakroom/wc, bay fronted living room, open plan kitchen/diner, to the first floor three well appointed bedrooms and a modern bathroom/wc. Interconnecting access on both the ground and first floor to the annexe which to the ground floor offers main reception room and kitchen/breakfast room with stairs rising to the bedroom with an en-suite shower room/wc. Situated within walking distance to local amenities, schooling, bus routes, within easy reach of the Conquest Hospital and useful road links including the A21. The property is considered an oven-ready layout for dual occupation that could easily be converted back into a more generic but larger family home. Viewings are encouraged to appreciate the condition and versatile layout and can be arranged via appointed agents Rush Witt & Wilson.



Entrance Hall

Part glazed entrance door to front,beautiful tiled floor with underfloor heating, carpeted stairs rising to the first floor, understairs storage cupboard, ceiling spotlights, coved ceiling, connecting door leading through to the Annexe (described later), doors off to the following:

Cloakroom/WC

Double glazed opaque window to front, low level wc, vanity wash hand basin with beautiful basin and mixer tap, part tiled walls, tiled floor with underfloor heating.

Living Room

17'9 x 10'10 (5.41m x 3.30m)
Deep double glazed bay window to front, wood effect flooring, coved ceiling, radiator, part glazed doors connect through to:

Kitchen/Diner

17'6 x 9'5 (5.33m x 2.87m)
The dining area offers space for table and chairs with radiator, tiled floor with underfloor heating, double glazed French style doors to rear affording views and access onto the rear garden, coved ceiling, ceiling spotlights, open plan to the kitchen offering a comprehensive range of matching white gloss wall and base units with work surfaces over, circular sink with side drainer and mixer tap, fitted electric oven, grill and hob with extractor set above, space and plumbing for washing machine, continuation of the tiled floor with underfloor heating, coved ceiling, ceiling spotlights, double glazed window to rear overlooking the rear garden.

First Floor

Landing

Access to loft space, coved ceiling, carpet as laid, door providing access to the Annexe (described later), doors off to the following:

Bedroom One

10'8 x 10'5 (3.25m x 3.18m)
Double glazed window to rear overlooking the garden, carpet as laid, radiator, coved ceiling, fitted wardrobes with sliding mirrored doors.

Bedroom Two

10'5 x 9'5 (3.18m x 2.87m)
Double glazed window to front, coved ceiling, radiator, carpet as laid.

Bedroom Three

8'1 x 7'9 (2.46m x 2.36m)
Double glazed window to front, radiator, carpet as laid, over-stairs cupboard.

Bathroom/WC

Double glazed opaque window to rear, enclosed curved shower bath with mixer tap and independent power shower over with fitted shower screen, pedestal wash hand basin, low level wc, tiled walls, wood effect laminate flooring.

Annexe

Accessed from the entrance hall of the main property.

Lounge/Kitchen/Diner

20'11 x 8' (6.38m x 2.44m)
Predominantly L-shaped with stairs rising to the upper floor affording extra space under the recess of the staircase, double glazed window to front, radiator, carpet as laid, coved ceiling, ceiling spotlights. Open plan to a Kitchen/Breakfast Room offering a range of matching white gloss wall and base units with wooden work surfaces over offering a breakfast bar, space for cooker with extractor above, sink unit with side drainer and mixer tap, space for freestanding fridge/freezer, upvc door to rear providing its own access to the property.

First Floor

Bedroom (Four)

14'8 x 9'9 (4.47m x 2.97m)
Double glazed window to front, carpet as laid, door to the landing of the main house, bespoke fitted wardrobes with sliding doors and fitted mirrors providing access to:

En-Suite Shower Room/WC

Large walk-in double shower cubicle with wall mounted Aqualisa power shower and sliding entrance door, wide wash hand basin with open flow mixer tap, low level wc, fully tiled walls, ceiling spotlights, extractor fan.

Outside

Front Garden

Block paved driveway providing off road parking for multiple vehicles, gated side access leading to:

Rear Garden

Wide area of patio which is covered to the immediate rear, close board timber fencing, area of lawn set beyond with raised flower beds, raised area of decking providing a further seating area, space for shed, outside lighting, outhouse currently used as a gym with light and power connected and considered ideal for a home office if required.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.

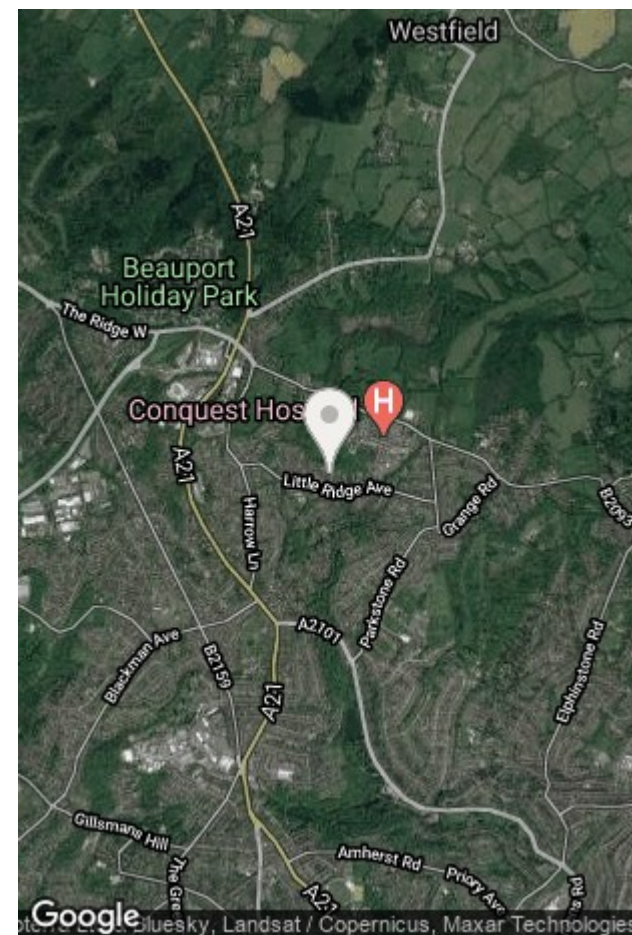


1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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