

**RUSH
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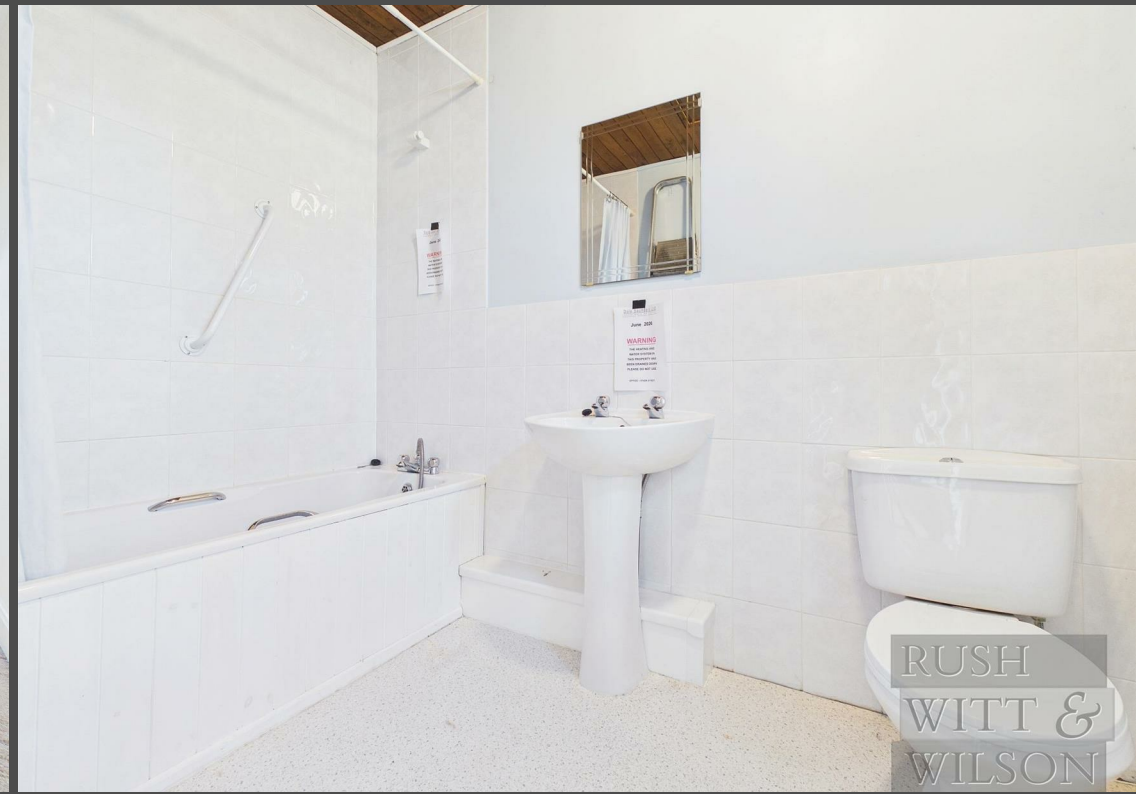
RUSH
WITT &

231 Sedlescombe Road North, St. Leonards-On-Sea, TN37 7ET
Offers In The Region Of £350,000 Freehold

*****CHAIN FREE***** We are delighted to welcome to the market this rare opportunity to acquire a three-bedroom detached family home, offering approximately 1,147 sq ft of well-proportioned accommodation and fantastic potential for those looking to put their own stamp on a property. The home would benefit from some modernisation but provides an excellent foundation to create a superb contemporary family residence. On entering the property, you are greeted by the kitchen, while a particular feature is the exceptionally spacious living/dining room, measuring approximately 22'4" x 17'0", providing an impressive space for both everyday family life and entertaining. To the first floor are three generously proportioned bedrooms together with a family bathroom. Outside, the property continues to impress with a large rear garden offering plenty of space for families with an outbuilding, alongside a garage and off-road parking to the front. Ideally positioned in a convenient central location, the property provides excellent access to Alexandra Park, the A21, local amenities and main bus routes. Detached homes offering this combination of space, garden, parking and potential are rarely available, making this an exciting opportunity for buyers looking to modernise a property to their own taste and create a fantastic long-term family home.





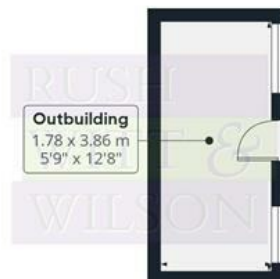




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

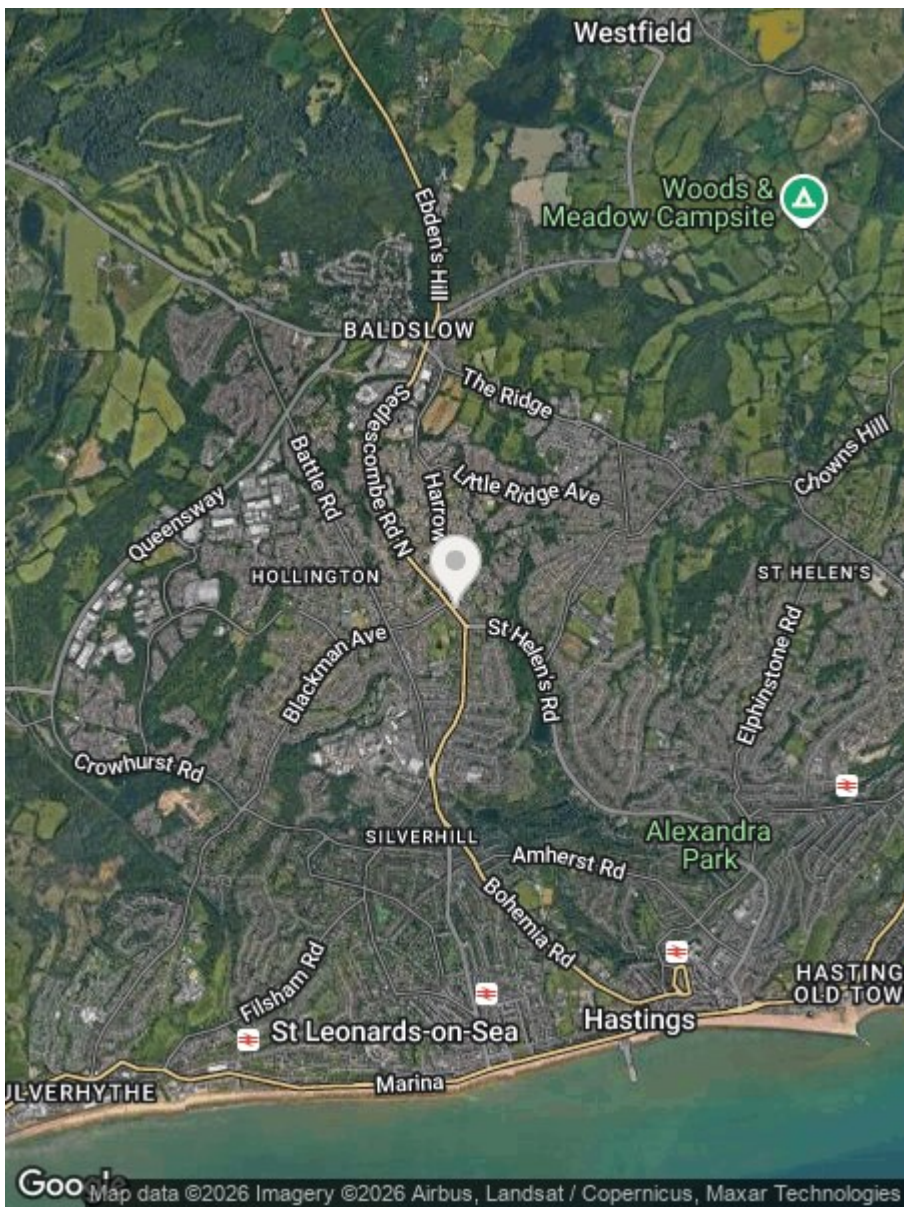
Approximate total area⁽¹⁾

113.4 m²

1221 ft²

(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.



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 - 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>

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