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18 Mildenhall Drive, St. Leonards-On-Sea, TN37 7EF  
£350,000

Nestled in the charming Mildenhall Drive of St. Leonards-On-Sea, this delightful attached house is a true gem waiting to be discovered. Boasting two inviting reception rooms, three cosy bedrooms, and a well-appointed bathroom, this property offers a perfect blend of comfort and functionality. The allure of this home is further enhanced by its traditional British architecture and the warmth that exudes from every corner. The two reception rooms provide ample space for entertaining guests or simply unwinding after a long day. With three bedrooms, there is plenty of room for a growing family or for those in need of a home office or hobby space. The bathroom is a sanctuary in itself, offering a tranquil retreat where you can relax and rejuvenate. Located in the sought-after area of St. Leonards-On-Sea, residents can enjoy the best of both worlds - a peaceful neighbourhood setting with easy access to local amenities, schools, and transport links. Whether you're strolling through the nearby parks or exploring the vibrant town centre, this location offers a lifestyle of convenience and charm. Don't miss the opportunity to make this house on Mildenhall Drive your new home. Embrace the warmth, comfort, and endless possibilities that this property has to offer. Rush Witt to secure your viewing and start envisioning the life you could create in this inviting abode.





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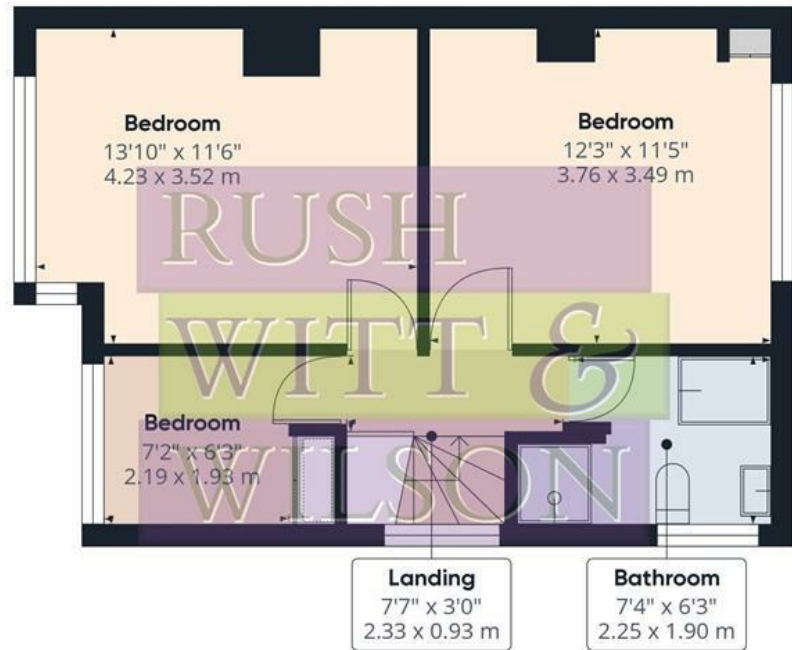
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1023 ft<sup>2</sup>  
95.04 m<sup>2</sup>

**Reduced headroom**

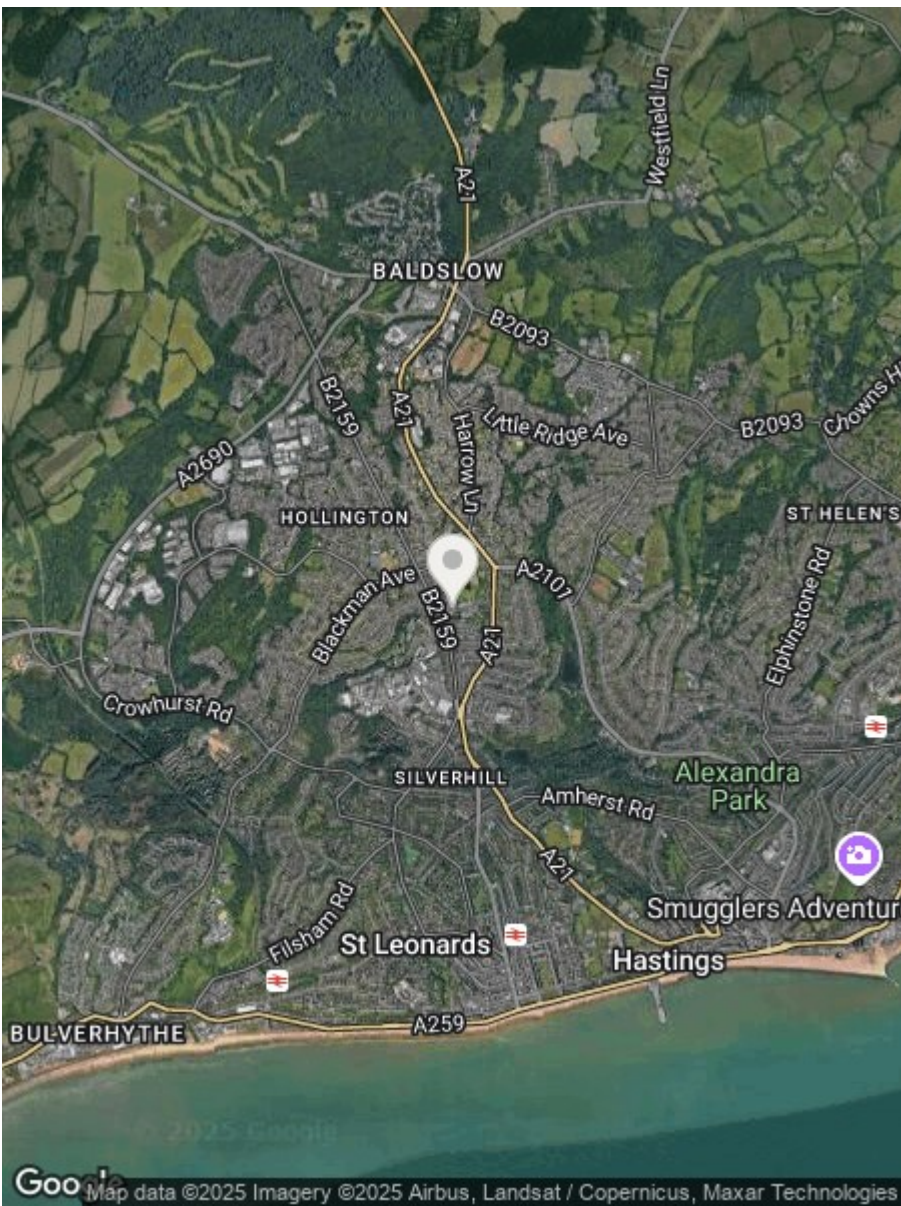
0.75 ft<sup>2</sup>  
0.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

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**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
hastings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**