

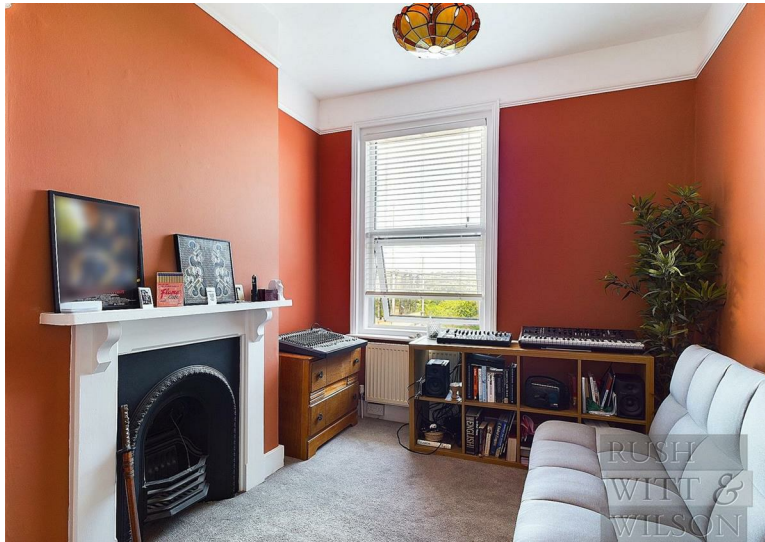
**RUSH
WITT &
WILSON**



RUSH
WITT &

16 Horntye Road, St. Leonards-On-Sea, TN37 6RT
£325,000

Rush Witt & Wilson welcome to the market this idyllic home situated in this highly sought-after location. This home is a superbly presented, **OLDER STYLE, TWO BEDROOMED, CHARACTER MID TERRACED HOME** enjoying benefits including gas central heating, double glazing, with spacious through **LOUNGE/ DINER** and modernised kitchen located to the rear aspect of the house. On the first floor is a superb bathroom with both shower cubicle, bath and WC plus further **SEPARATE W/C, MAIN BEDROOM** to the frontal aspect spans the width of the house with the second bedroom with **VIEWES** enjoyed to the rear over rooftops of the town and **GARDENS** to the front and rear, the latter arranged for ease of maintenance benefitting from a decked area allowing a perfect spot to enjoy the sunshine. The property is conveniently located for access to local schools, local shopping facilities, the nearby picturesque Alexandra Park and access to both Hastings and St Leonards town centres with their compensative range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade. The only way to truly appreciate this **SUPERB HOME** is to arrange an immediate viewing of this fantastic example of a property.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON





Floor 0

Approximate total area⁽¹⁾

998.26 ft²

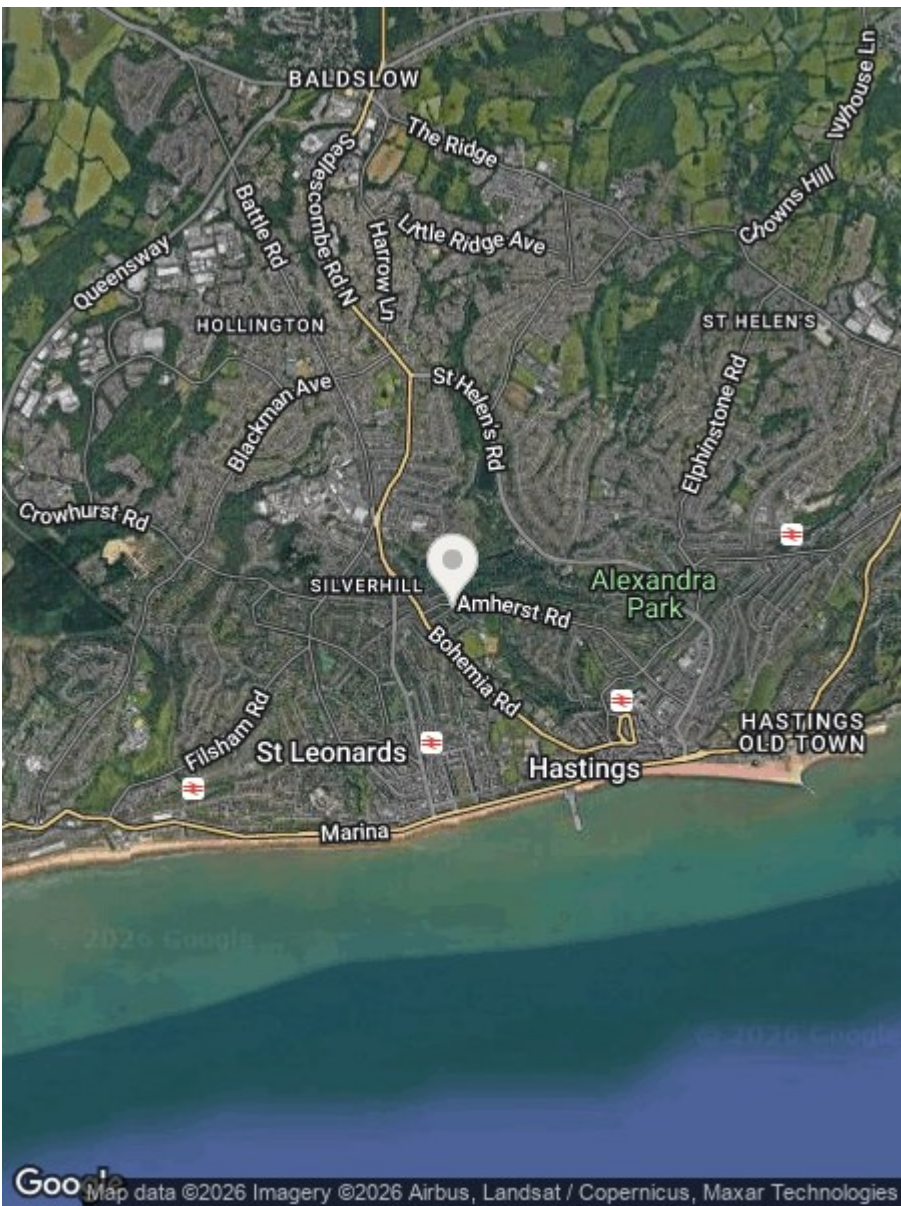
92.74 m²



Floor 1

(1) Excluding balconies and terraces

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		<div style="border: 1px solid black; padding: 5px; display: inline-block;">86</div>
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 - B

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>

**RUSH
WITT &
WILSON**

**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**