

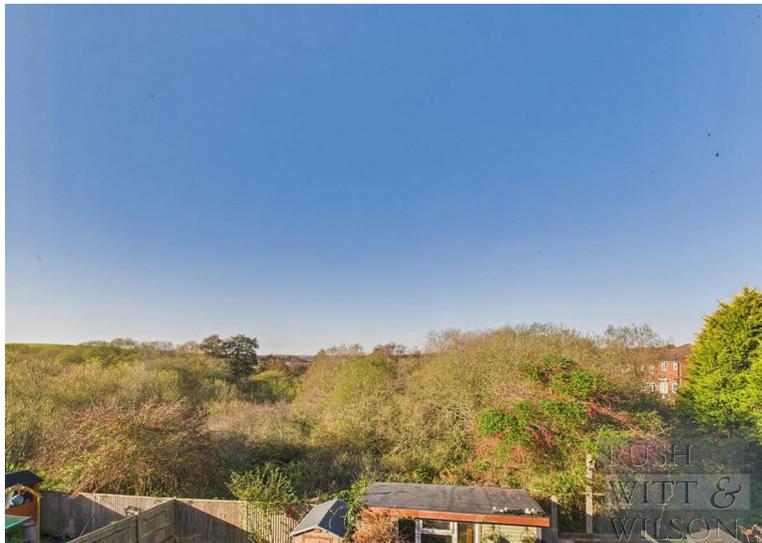
**RUSH
WITT &
WILSON**



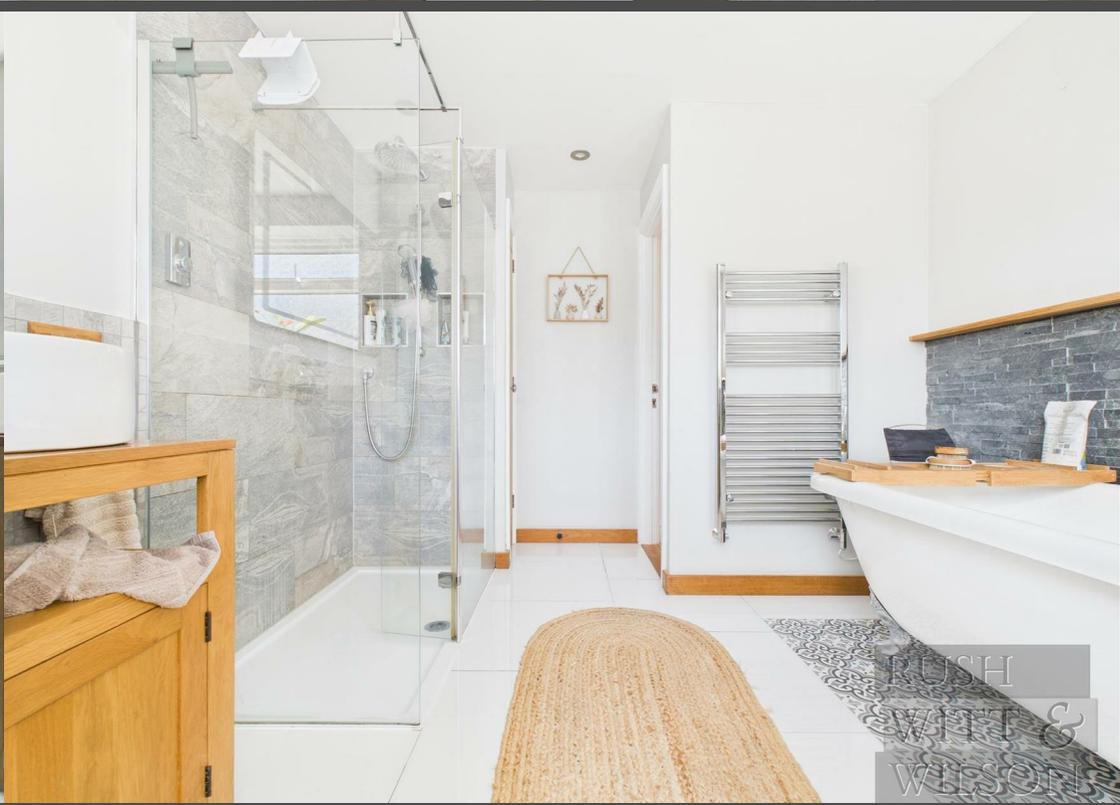
RUSH
WITT &

**103 Reedswood Road, St. Leonards-On-Sea, East Sussex TN38 8DP
Offers In The Region Of £325,000 Freehold**

Nestled on Reedswood Road, this exceptionally well-presented modern end-of-terraced house offers a delightful opportunity for those seeking a comfortable family home. With three spacious double bedrooms and a well-appointed bathroom, this property is perfect for families or those looking for extra space. Upon entering, you are welcomed by a generous entrance hall that leads to an open plan living/dining room. This inviting space features a log burner, creating a warm and cosy atmosphere, and offers lovely views of the neatly landscaped garden. The modern kitchen is well-equipped, making it a joy to prepare meals and entertain guests. The property boasts off-road parking for two vehicles, along with a garage, providing ample space for your vehicles and storage needs. The low-maintenance garden is a true highlight, featuring a hot tub (subject to negotiation) and plenty of seating areas, ideal for al-fresco dining or simply enjoying a peaceful moment outdoors. Situated adjacent to the picturesque Combe Valley Country Park, this home not only offers a pleasant outlook but also easy access to beautiful walking trails and nature. The location is highly sought-after, with popular schooling establishments nearby, making it an excellent choice for families. With gas-fired central heating and double glazing throughout, this modern home ensures comfort and efficiency. This property is a rare find in a desirable area, and it is sure to attract considerable interest. Don't miss the chance to make this lovely house your new home.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

101 m²

1086 ft²

Reduced headroom

0.2 m²

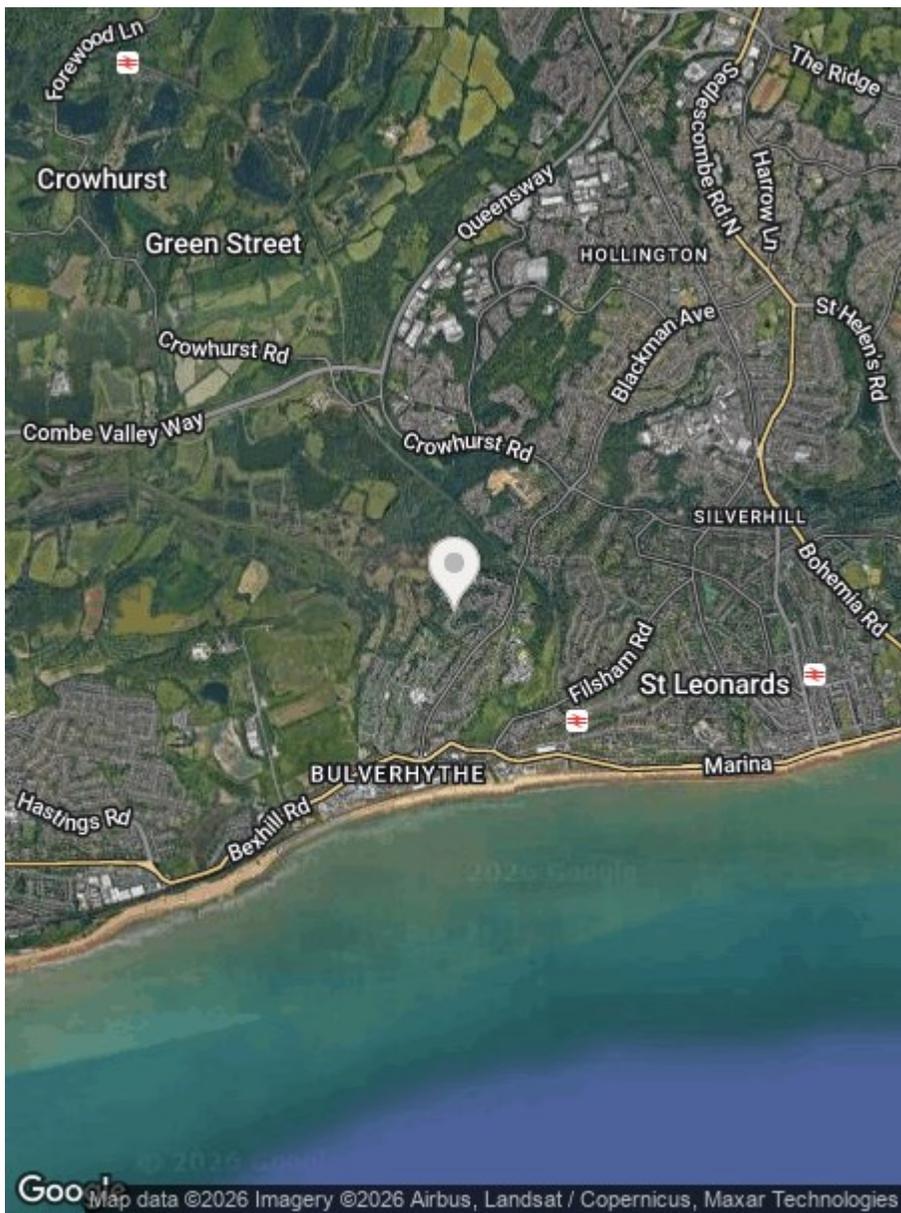
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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	72	79
(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 - C

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**