

**RUSH
WITT &
WILSON**



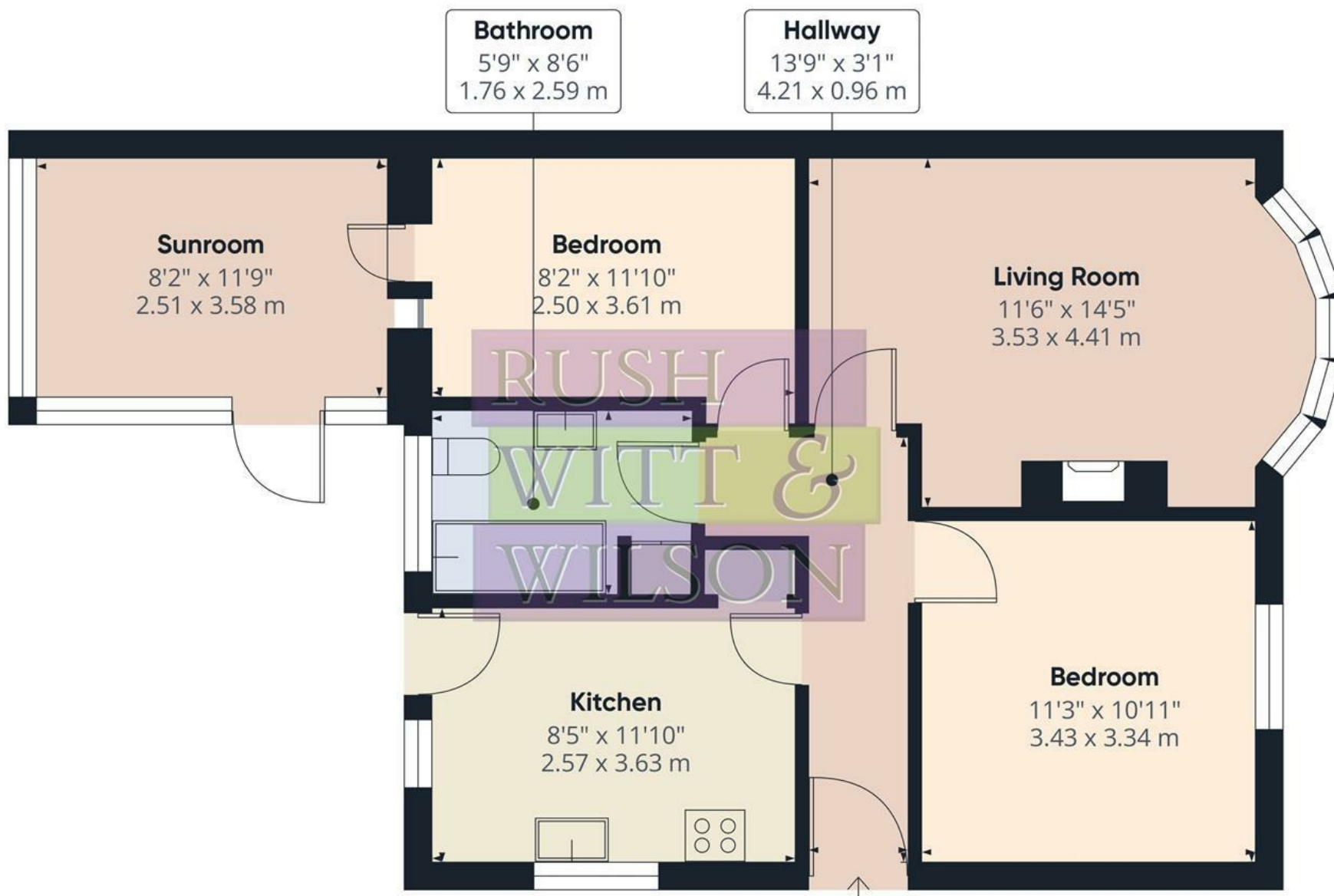
26 Old Harrow Road, St. Leonards-On-Sea, TN37 7EG
Offers In Excess Of £260,000 Freehold

Nestled on the charming Old Harrow Road in St. Leonards-On-Sea, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring a welcoming bay-fronted lounge that invites natural light, creating a warm and inviting atmosphere for relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits, the adjoining conservatory serves as a lovely extension of the bedroom, perfect for enjoying the garden views throughout the seasons. The bungalow includes two generously sized bedrooms, ideal for accommodating family or guests. One of the standout features of this property is the large rear garden, which presents a wonderful opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, cultivating a vegetable patch, or simply unwinding in a tranquil setting, this garden is sure to impress. Located in the sought-after area of St. Leonards-On-Sea, this home is conveniently situated near local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its charming features and spacious outdoor area, this bungalow is a rare find and offers a wonderful opportunity to create lasting memories in a delightful setting.









Approximate total area⁽¹⁾

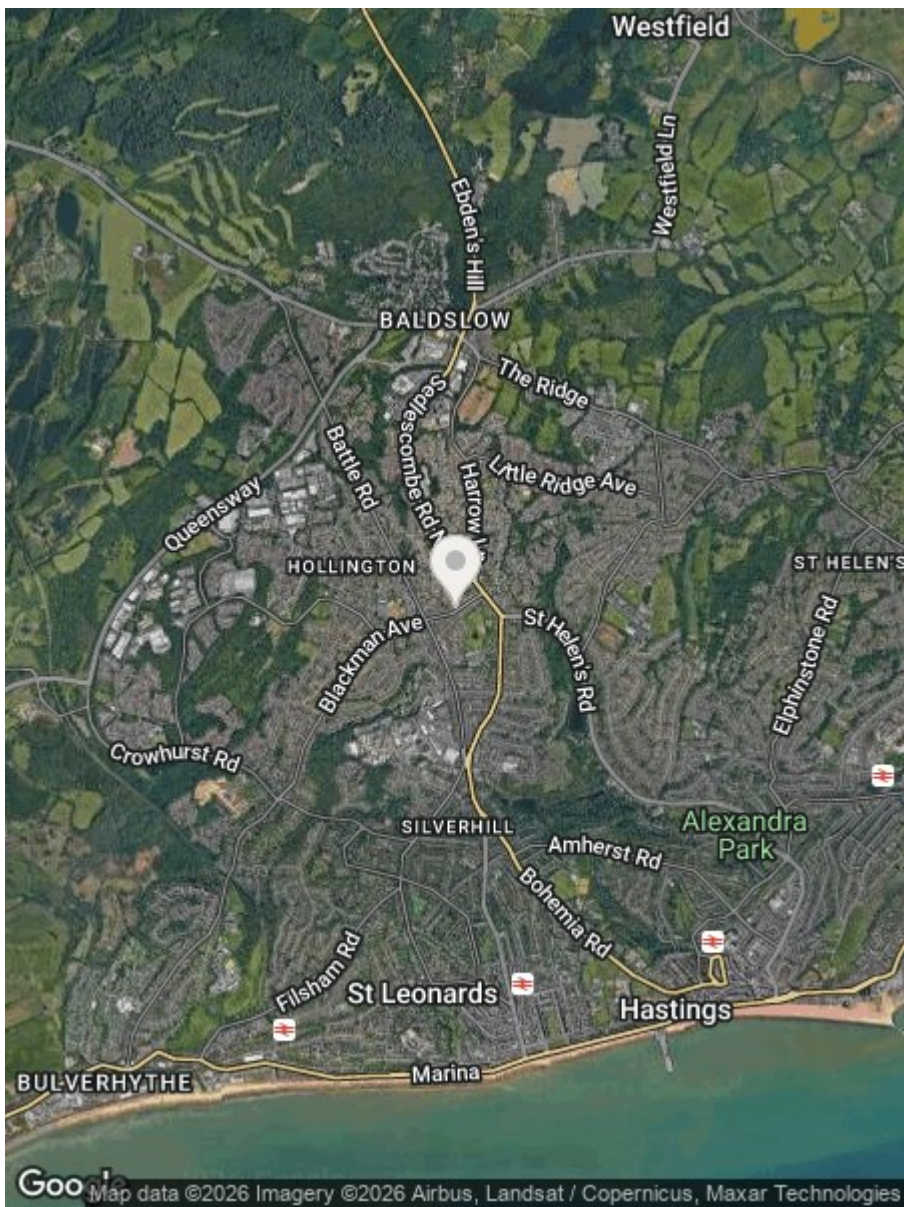
713 ft²
66.3 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(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 - 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**